

for sale

offers in the region of **£265,000**



Hunnington Crescent Halesowen B63 3DJ

A deceptively spacious four bedroom semi-detached home located in a popular central Halesowen location offered for sale with NO UPWARD CHAIN. The property briefly comprises; entrance porch, hallway, utility room, study, downstairs w.c, open plan living room/dining room, kitchen, four good size bedrooms, family bathroom, driveway with storage area. Viewing highly recommended to appreciate the accommodation on offer.

Hunnington Crescent Halesowen B63 3DJ

Approach

This property has a block paved driveway to the front, lawn area with pathway to gated side entrance, up and over door to storage and front door opening to porch.

Entrance Porch

A double glazed front door leading to entrance porch, door into hallway.

Hallway

Central heating radiator, stairs to first floor accommodation and doors leading to;

W.C

Low level w.c, wash hand basin and cupboard housing central heating boiler.

Study

8' x 8' 5" (2.44m x 2.57m)

Double glazed bow window to front elevation, central heating radiator and ceiling light with fan.

Utility

6' 5" x 7' 10" (1.96m x 2.39m)

Fitted with wall units, space for appliances and plumbing for washing machine with a door leading into the storage room.

Open Plan Lounge/Dining Area

19' 10" max x 21' 9" max (6.05m max x 6.63m max)

Double glazed window to side and rear elevation, coving to ceiling, ceiling light with fan, three central heating radiators, double glazed door to rear garden and a door leading into kitchen.

Kitchen

9' 2" x 9' 4" (2.79m x 2.84m)

Fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, plumbing for dishwasher, integrated double oven, gas hob, extractor fan, space for fridge freezer, part tiling to walls, wood effect flooring and double glazed window to rear elevation.

First Floor Landing

Double glazed obscured window to side elevation, central heating radiator, access to loft space and doors leading to;



Bedroom One

14' 7" max x 9' max (4.45m max x 2.74m max)

Built in wardrobes, ceiling fan with light and double glazed window to rear elevation with far reach views.

Bedroom Two

10' 8" max x 11' 7" (3.25m max x 3.53m)

Fitted wardrobes, central heating radiator, ceiling fan with light and double glazed windows to rear elevation with views.

Bedroom Three

8' 11" max x 11' 4" max (2.72m max x 3.45m max)

Built in wardrobes, central heating radiator, ceiling fan with light and double glazed windows to front elevation.

Bedroom Four

10' 7" x 5' 9" with recess (3.23m x 1.75m with recess)

Double glazed window to front elevation, central heating radiator and ceiling fan with light.

Bathroom

Comprises; corner bath with shower, pedestal wash hand basin, low level w.c, mirrored vanity cupboard, part tiling to walls and double glazed obscured window to side elevation.

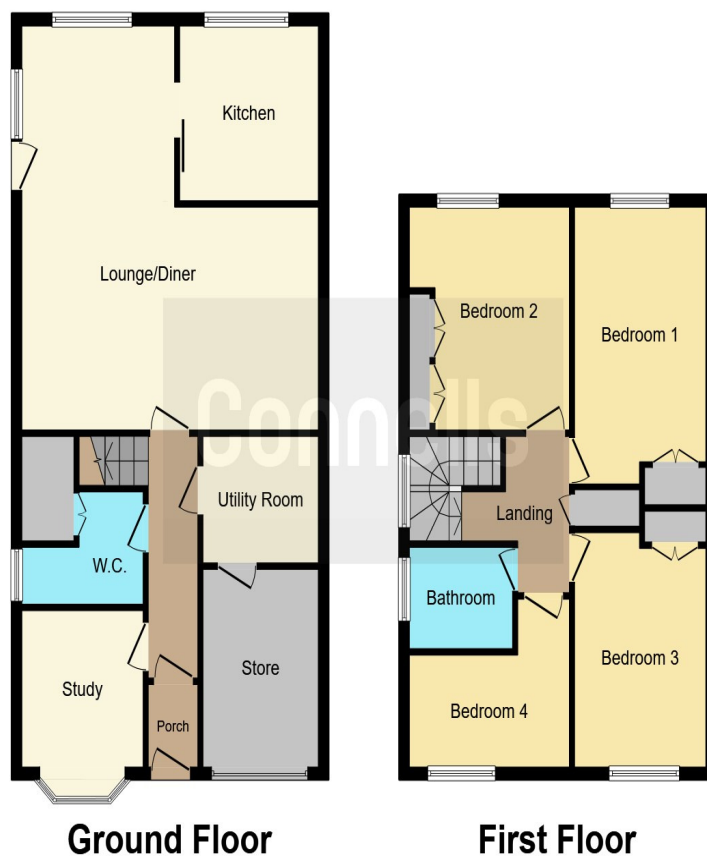
Rear Garden

Block paved patio area with side gate for front access, steps to paved patio, lawn to side, flowerbeds with mature plants and shrubs, timber shed and fencing to borders.

Store Room

Up and over garage door, power and lighting, door leading to utility.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315191 - 0003

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/HSW315191



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk