

for sale

offers in the region of **£250,000**



## The Infield Halesowen B63 2TE

A well-presented four bedroom family home on a lovely modern development. Comprising: hallway, lounge, w.c, fitted kitchen, two bedrooms and bathroom to first floor, two further bedrooms and ensuite to second floor, off road parking and pleasant rear garden. Ideal for growing families, this property offers versatile and spacious accommodation throughout and must be viewed to be appreciated.



# The Infield Halesowen B63 2TE

## Approach

The property is approached via communal parking with access to front door which leads to:

## Hallway

Having wood effect flooring, under stairs storage cupboard, central heating radiator and stairs to first floor accommodation

## Fitted Kitchen

12' 1" max x 6' max ( 3.68m max x 1.83m max )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, built in oven with gas hob and cooker hood over, spotlights to ceiling, space for fridge freezer, plumbing for washing machine, recently fitted central heating boiler, double glazed window to front elevation and central heating radiator

## Lounge

15' x 12' 9" ( 4.57m x 3.89m )

Double glazed patio door to rear garden, electric fire with feature surround, central heating radiator

## W.C

Comprising low level w.c, wash hand basin and central heating radiator

## First Floor Landing

Double glazed window to front elevation, central heating radiator, stairs to second floor accommodation and doors leading to:

## Bedroom Three

19' 9" x 12' 1" ( 6.02m x 3.68m )

Double glazed window to rear elevation, central heating radiator

## Bedroom Four

11' 9" x 6' 2" ( 3.58m x 1.88m )

Double glazed window to front elevation, central heating radiator

## Family Bathroom

Comprising bath, low level w.c, wash hand basin, extractor fan and central heating radiator

## Second Floor Landing

Having access to partially boarded loft, central heating radiator



and airing cupboard

### Bedroom One

15' 4" max x 13' max ( 4.67m max x 3.96m max )

Double glazed window to rear elevation, central heating radiator and door to en-suite

### En-Suite

Comprising shower cubicle, low level w.c, wash hand basin, central heating radiator and extractor fan

### Bedroom Two

12' 3" x 9' 5" min ( 3.73m x 2.87m min )

Having two double glazed windows to front elevation, central heating radiator

### Rear Garden

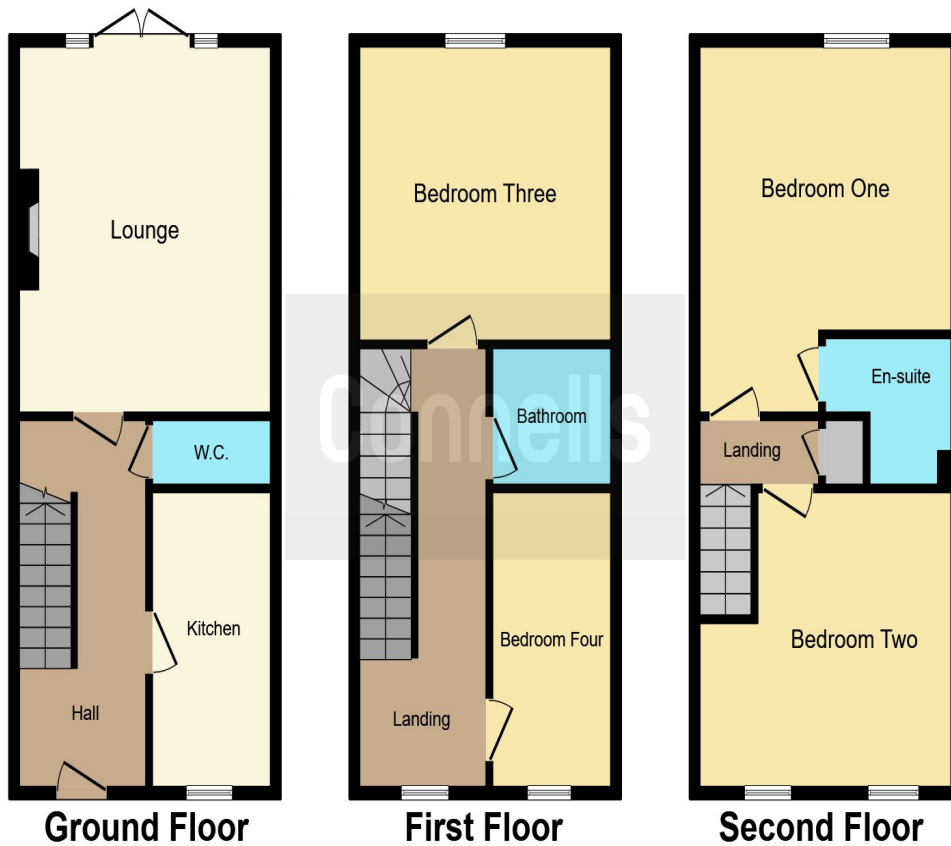
Having patio area with lawns beyond, fencing to borders and gate to rear access

### Parking

There is allocated parking to the front of the property







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](http://www.focalagent.com)

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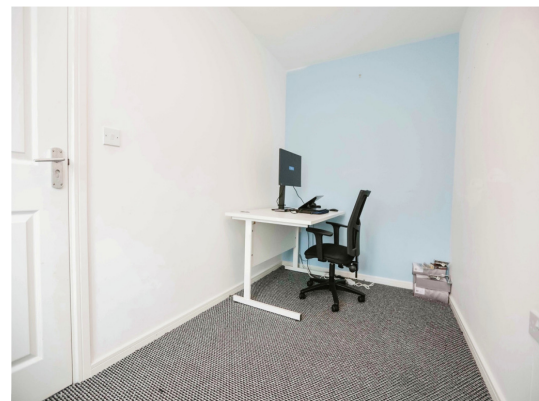
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315290 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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