

for sale

offers in the region of **£245,000**



## Hunnington Crescent Halesowen B63 3DJ

A deceptively spacious family home with versatile accommodation throughout, this four bedroom property is situated in a popular central Halesowen location and briefly comprises: hallway, shower room, utility, downstairs bedroom, kitchen/dining room, lounge, three further bedrooms and bathroom to the second floor, rear garden and driveway to the front. Benefitting from far reaching views to the front, viewing is highly recommended to appreciate the size of the property.



# Hunnington Crescent Halesowen B63 3DJ

## Approach

The property has a driveway to the front with front door opening to hallway

## Hallway

Wood effect flooring, central heating radiator, stairs to first floor and doors leading to:

## Shower Room

Comprising: shower cubicle low level w.c, wash hand basin, part tiling to walls, tiled flooring, double glazed obscured window to front elevation

## Utility/Storage

A useful storage space with plumbing for washing machine

## Bedroom Two

22' 2" max x 8' 8" ( 6.76m max x 2.64m )

Double glazed window to front elevation, central heating radiator, storage cupboard

## First Floor Accommodation

### Kitchen/Dining Room

15' 4" max x 12' 1" ( 4.67m max x 3.68m )

Fitted with a range of wall and base units with work surfaces over, sink and drainer, gas hob with extractor over, integrated oven, plumbing for dishwasher, built in fridge and freezer, central heating radiator, double glazed window to rear elevation, door to lounge, space for table and chairs, door opens to rear garden

### Lounge

15' 4" max x 14' 11" ( 4.67m max x 4.55m )

Double glazed window to front elevation with far reaching views, central heating radiator, stairs to second floor

## Second Floor Landing

Access to loft space and doors leading to:

### Bedroom One

14' 10" x 9' ( 4.52m x 2.74m )

Double glazed window to front elevation with far reaching views, central heating radiator



### Bedroom Three

12' 6" x 8' 7" ( 3.81m x 2.62m )

Double glazed window to rear elevation, central heating radiator

### Bedroom Four

12' 5" max x 6' 2" ( 3.78m max x 1.88m )

Double glazed window to front elevation with far reaching views, central heating radiator

### Family Bathroom

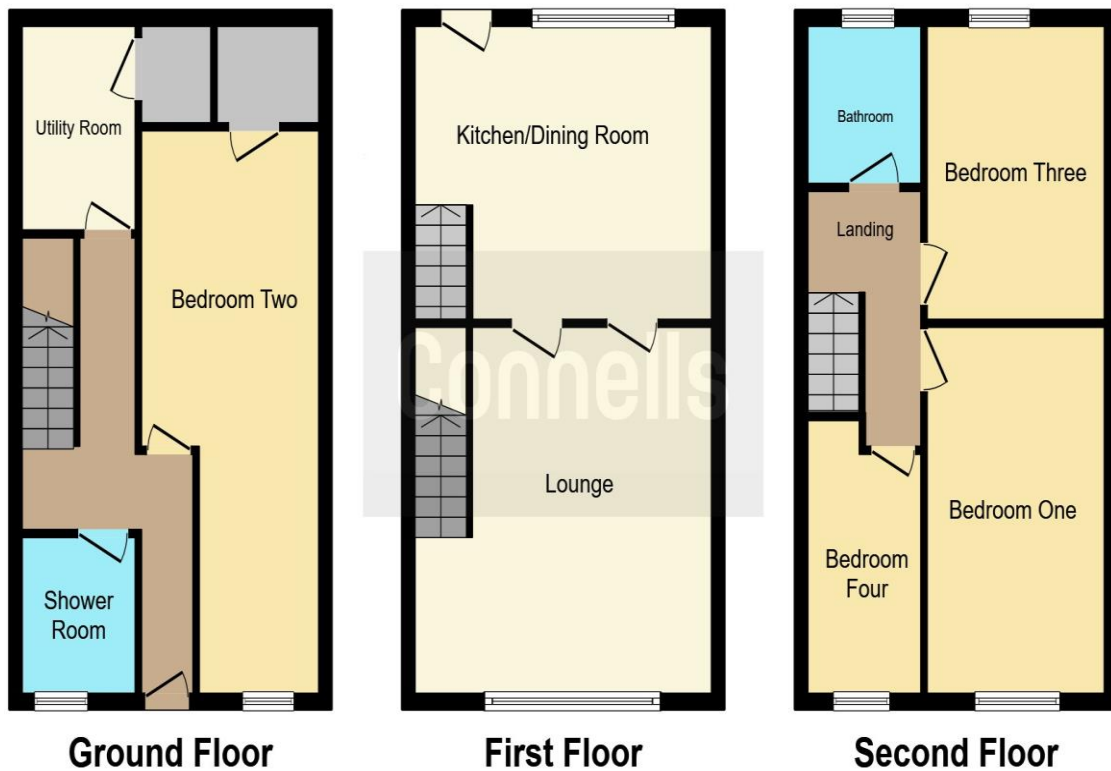
Comprising: bath with shower over, low level w.c, wash hand basin, tiling to walls, central heating radiator, double glazed obscured window to rear elevation

### Rear Garden

A pleasant rear garden perfect for entertaining with patio area, fencing to borders, gate to rear access







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Property Ref: HSW315472 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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