

for sale

offers over **£300,000**



Honeybourne Road Halesowen B63 3EZ

A stunning four bedroom family home with versatile accommodation throughout. Much improved by the current owners, this delightful and spacious property is in a central Halesowen location with shops, schools and transport links nearby. Briefly comprising: porch, hallway, w.c, re-fitted kitchen, utility, dining room, gym room, large lounge, study and bedroom four to the first floor and three further bedrooms and superb bathroom to the second floor. Driveway to the front with EV charger and pleasant garden to the rear. Viewing is essential to appreciate the accommodation on offer.

Honeybourne Road Halesowen B63 3EZ

Approach

The property has a block paved driveway to the front with EV charger, front door opens to porch

Porch

Wall light and further door opens to hallway

Hallway

Wood effect flooring, door to gym room and w.c, stairs to first floor accommodation, central heating radiator, door to kitchen

Re-Fitted Kitchen

16' 1" x 6' 3" (4.90m x 1.91m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, induction hob with cooker hood over, integrated double oven, under cupboard lighting, integrated dishwasher, built in fridge, spot lights to ceiling, door to utility, archway to dining room

Utility

8' 8" x 6' 3" (2.64m x 1.91m)

Plumbing for washing machine, space for appliances.

Agents note: Head height is reduced in some areas

Dining Room

15' 9" x 8' 2" (4.80m x 2.49m)

With a recently fitted roof with two windows, double glazed windows to side and rear, French doors opening to the rear garden, central heating radiator, spot lights to ceiling.

W.C

Comprising: low level w.c, vanity wash hand basin, extractor

Gym Room

10' 11" x 8' 5" (3.33m x 2.57m)

Double glazed window to front elevation, central heating radiator, spot lights to ceiling

First Floor Accommodation



Lounge

18' 6" plus bay x 15' 11" (5.64m plus bay x 4.85m)

Double glazed box bay window to front elevation, central heating radiator, gas log burner effect fire, wood effect flooring, feature display wall, coving to ceiling, stairs to second floor accommodation with feature glass wall, doors lead to study and bedroom four

Study

8' 9" x 5' 5" (2.67m x 1.65m)

Double glazed window to rear elevation, central heating radiator

Bedroom Four

10' 6" x 10' 1" max (3.20m x 3.07m max)

Double glazed window to rear elevation, central heating radiator and cupboard housing recently re-fitted central heating boiler

Second Floor Accommodation

Bedroom One

12' 4" x 8' 8" (3.76m x 2.64m)

Double glazed window to front elevation, central heating radiator, wood effect flooring

Bedroom Two

12' 4" x 7' (3.76m x 2.13m)

Double glazed window to front elevation, central heating radiator

Bedroom Three

11' x 6' 9" (3.35m x 2.06m)

Double glazed window to rear elevation, central heating radiator

Re-Fitted Bathroom

16' 4" max x 8' 10" max (4.98m max x 2.69m max)

A large, re-fitted bathroom comprising: free standing bath, shower cubicle, double glazed window to rear elevation, central heating radiator, 'his and her' sinks with two vanity units above, part tiling to walls.

Rear Garden

A pleasant low maintenance rear garden perfect for entertaining with paved patio and fencing to borders





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

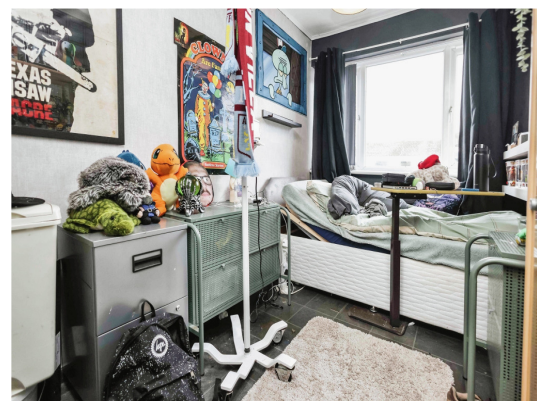
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315615 - 0003

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/HSW315615



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