

for sale

offers over **£360,000**



Olliver Close HALESOWEN B62 0QB

Occupying a good sized corner plot, this four bedroom detached family home is conveniently located for transport links, shops and school catchments. Briefly comprising: hallway, downstairs w.c, lounge, re-fitted breakfast kitchen, conservatory, four bedrooms, en-suite to master, family bathroom, rear garden, garage with driveway. Viewing is highly recommended

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Approach

The property occupies a good sized corner plot with driveway leading to garage and door opens to hallway

Hallway

Stairs to first floor accommodation, central heating radiator, under stairs storage cupboard, double glazed window to side elevation, doors leading to:

W.C

Low level w.c, wash hand basin, central heating boiler, double glazed obscured window to front elevation and central heating radiator

Lounge

18' 4" x 11' 2" (5.59m x 3.40m)

Double glazed bow window to front elevation, wood effect flooring, coving to ceiling, archway to breakfast kitchen

Re-Fitted Breakfast Kitchen

17' 9" x 11' (5.41m x 3.35m)

Fitted with a range of wall and base units with quartz work surfaces over, central island with breakfast bar and 5 ring gas hob extractor over, built in fridge, integrated dishwasher, double oven and integrated microwave, sink and drainer, spot lights to ceiling, under cupboard lighting, door to garage, double glazed window to rear elevation and patio doors to conservatory

Conservatory

12' 3" x 7' 9" (3.73m x 2.36m)

Double glazed door to rear garden, tiled flooring

First Floor Landing

Loft access, double glazed obscured window to side elevation and doors leading to:

Bedroom One

12' 11" max plus wardrobes x 10' 10" (3.94m max plus wardrobes x 3.30m)

Double glazed window to front elevation, central heating radiator, mirrored wardrobe, door to en-suite



En-Suite

Comprising: shower cubicle, low level w.c, vanity wash hand basin, central heating radiator, double glazed obscured window to side elevation

Bedroom Two

9' 2" x 9' 1" (2.79m x 2.77m)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

9' 1" x 8' 4" (2.77m x 2.54m)

Double glazed window to rear elevation, central heating radiator

Bedroom Four

9' 6" x 6' 7" (2.90m x 2.01m)

Double glazed window to front elevation, central heating radiator

Bathroom

Comprising: panelled bath with mixer shower over, low level w.c, wash hand basin, tiled walls, central heating radiator and double glazed obscured window to side elevation

Garage

Roller door to the front, plumbing for washing machine, door to kitchen, power and lighting and door to rear garden.

Rear Garden

Patio with lawns beyond, fencing to borders, outside tap, door to garage and gate to front





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

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Property Ref: HSW315607 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: D

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