

for sale

offers in the region of **£300,000**



Lydate Road Halesowen B62 0DN

This superbly presented extended four bedroom Semi-detached home which is situated in a popular cul-de-sac location. The property has been extended on the ground floor to offer ideal accommodation for disabled and elderly relatives and is located close to all amenities, local shops and schools, making this the perfect family home. Briefly comprising: off road parking, entrance porch, entrance hall, lounge/dining room, conservatory, kitchen, downstairs bedroom, wet room, three bedrooms, family bathroom and a stunning garden to the rear.

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Approach

Drop kerb giving access to a large brick paved driveway which has a ramp giving access to the door and a step which leads to the front door with access to:

Entrance Porch

Double glazed door to the front, double glazed windows to the front and side, door to:

Entrance Hall

Double glazed door to the front, centrally heated radiator, storage cupboard, flagstone tiled flooring, stairs and doors to:

Dining Room

12' x 9' 7" (3.66m x 2.92m)

Double glazed window to the front, centrally heated radiator, solid oak flooring and an arch leading to the lounge.

Lounge

13' x 12' (3.96m x 3.66m)

Double glazed patio doors to the rear giving access to the conservatory, fitted multi fuelled log burner set in brick surround

with tiled hearth and chimney breast with shelving, centrally heated radiator, solid wood flooring and ceiling light.

Conservatory

9' 5" x 9' 1" (2.87m x 2.77m)

UPVC construction with double glazed windows to the rear and side, double glazed French doors to the side leading to the garden, centrally heated radiator, ceiling light and fan.

Kitchen

Irregular Shaped Room 14' 1" max x 20' 4" max (4.29m max x 6.20m)

U Shaped, double glazed door to the front, double glazed window to the rear, double glazed French doors to the rear, fitted wall and base units with worktops over, one and a half sized sink and drainer unit with splash back tiles, space for a range cooker with cooker hood over, electric/gas point, plumbing for washing machine, space for fridge freezer, centrally heated radiator, flag stone tiled flooring, spot lights, door to:

Bedroom Four

18' 6" max x 9' 5" (5.64m max x 2.87m)

Double glazed window to the rear and side, centrally heated radiator, ceiling light and door to:



Wet Room

Double glazed window to the side, shower, low level flush w.c, extractor fan, centrally heated radiator, part tiled and ceiling light.

Landing

Double glazed window to the side, loft access and doors to:

Bedroom One

12' 7" x 10' 8" (3.84m x 3.25m)

Double glazed window to the front, centrally heated radiator, ceiling lights.

Bedroom Two

10' 9" max x 10' 2" (3.28m max x 3.10m)

Double glazed window to the rear, storage cupboard containing central heating boiler, centrally heated radiator and ceiling light.

Bedroom Three

9' 6" x 7' 7" (2.90m x 2.31m)

Double glazed window to the front, centrally heated radiator and ceiling light.

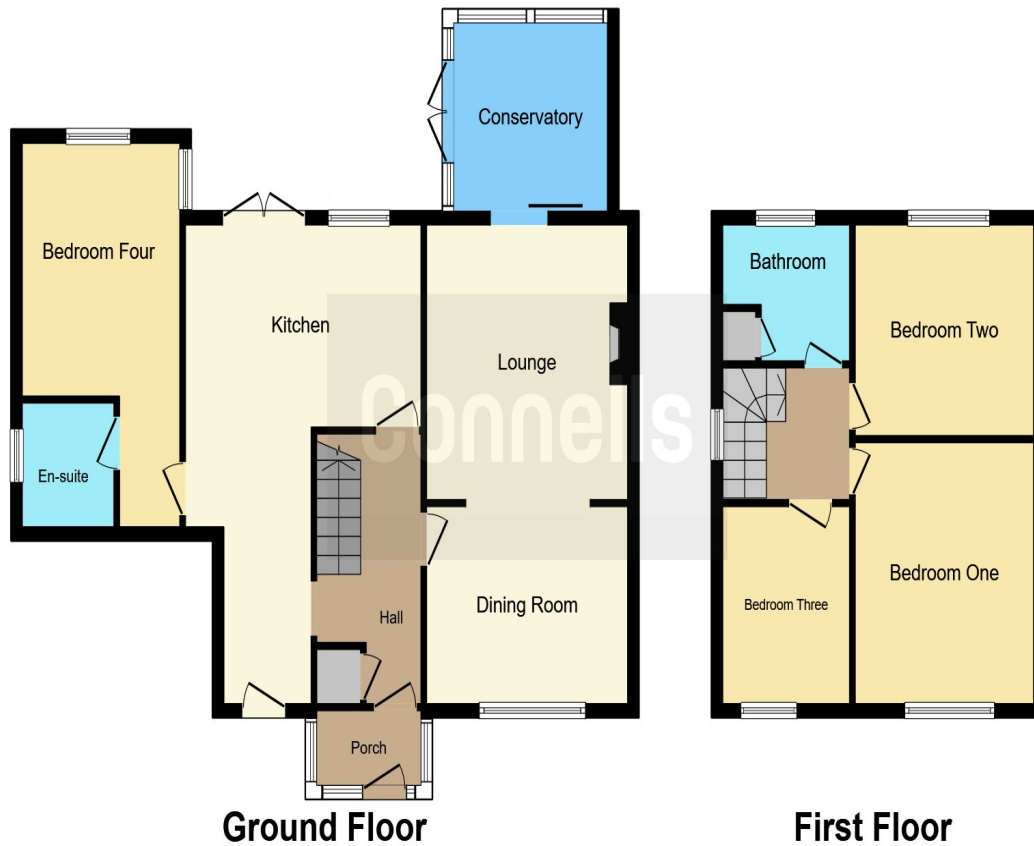
Bathroom

Double glazed window to the rear, heated towel rail, bath and mixer taps with shower over, wash hand basin, part tiled, low level w.c, storage cupboard containing water tank, ceiling light.

Rear Garden

Spacious patio area perfect for entertaining, steps leading down to a further large patio and a pond, space for greenhouse, large garden shed/workshop to the rear and fenced 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

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Property Ref: HSW315642 - 0002

Tenure: Freehold

EPC Rating: Awaiting

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