

for sale

offers in the region of **£285,000**



## The Rosegardens HALESOWEN B63 4JE

A deceptively spacious three bedroom family home with well-presented accommodation over three floors. Benefitting from Garage and off road parking, the property briefly comprises: hallway, w.c, kitchen, lounge, conservatory, master bedroom over two floors with dressing area and en-suite, further two bedrooms and family bathroom and pleasant rear garden. Situated in a convenient Central Halesowen location close to shops, schools and transport links, viewing is essential to appreciate the accommodation on offer.



# The Rosegardens HALESOWEN B63 4JE

## Approach

The property can be approached via an archway off Hagley Road with access to the front of the property which has a gated fore garden and pathway leading to the front door. There is further access to the property from Wassell Road to the rear where there is gated access for number 1 & 2 The Rose gardens to the garage and off road parking with pathway to the rear of the house.

## Hallway

Stairs to first floor accommodation, central heating radiator, under stairs cupboard and doors leading to:

## Downstairs W.C

Low level w.c, wash hand basin, central heating radiator, tiling to floor and walls, extractor

## Kitchen

11' 10" x 7' 9" max ( 3.61m x 2.36m max )

Fitted with a range of wall and base units with work surfaces over, sink with mixer tap over, integrated oven, gas hob with cooker hood over, under cupboard heating, integrated fridge freezer, useful corner cupboard, plumbing for dishwasher, spot lights to ceiling, part tiling to walls.

## Lounge

14' 6" x 12' max ( 4.42m x 3.66m max )

Electric fire with feature surround, wood effect flooring, coving to ceiling, central heating radiator, double glazed patio doors to conservatory

## Conservatory

14' 6" max x 12' 10" ( 4.42m max x 3.91m )

Double glazed French doors to rear garden, wood effect flooring, door to Utility cupboard with plumbing for washing machine and space for appliances

## First Floor Landing

Central heating radiator and doors leading to:





## Bedroom One

14' 9" inc stairs x 9' 10" ( 4.50m inc stairs x 3.00m )

Two double glazed windows to front elevation, wood effect flooring, two double glazed roof windows, central heating radiator, stairs to mezzanine level

## Mezzanine

A fantastic space with built in wardrobes and storage to the rear, balcony overlooking the bedroom and door to en-suite

## En-Suite

Comprising: shower cubicle, low level w.c, wash hand basin, heated towel rail, tiled walls, spot lights to ceiling, extractor

## Bedroom Two

10' 2" x 6' 8" max ( 3.10m x 2.03m max )

Double glazed window to rear elevation, central heating radiator, fitted wardrobes and cupboards

## Bedroom Three

8' 11" x 7' 3" max ( 2.72m x 2.21m max )

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

## Bathroom

Comprising: 'P' shaped bath with shower over, low level w.c, heated towel rail. spot lights to ceiling, tiled walls, tiled flooring, extractor and vanity mirror

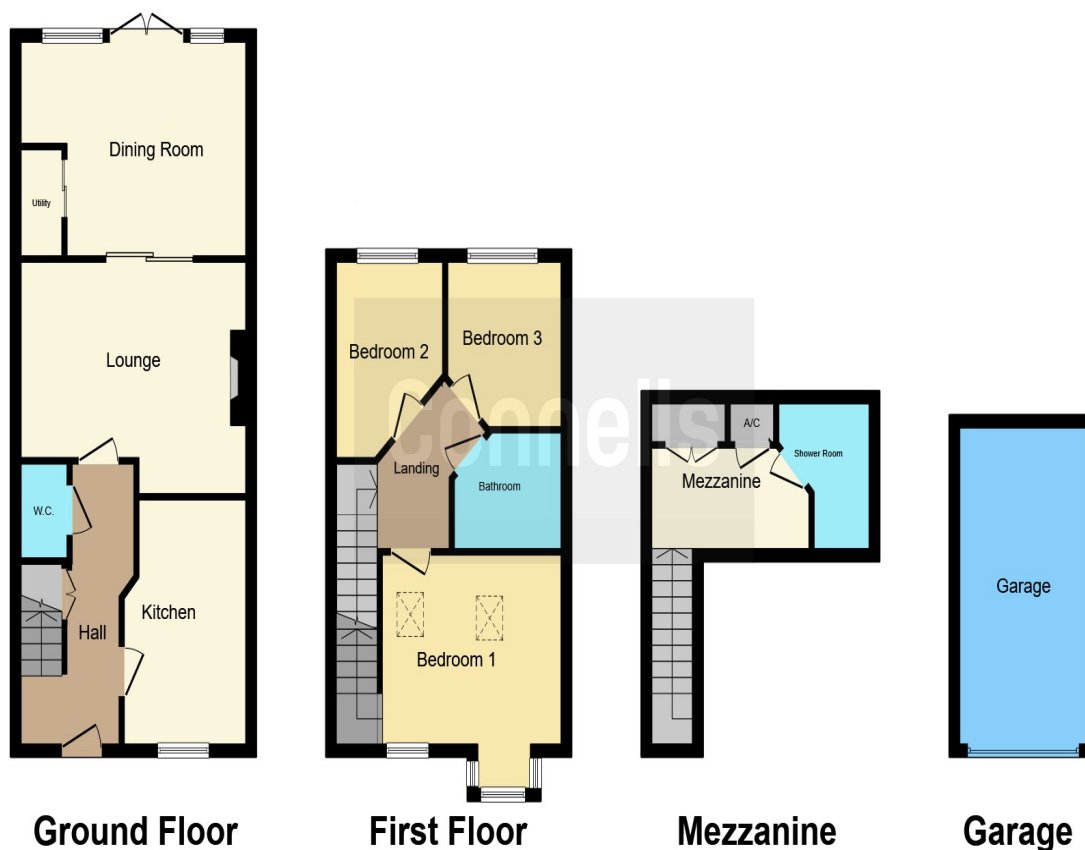
## Rear Garden

A pleasant rear garden with paved patio, gate to the rear pathway leading to the garage and parking, fencing to borders

## Detached Garage

Situated to the rear with up and over door, power and lighting. Pathway leads to the rear garden. The garage is accessed via secure gates shared with number 1 The Rosegardens from Wassell Road.





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10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315631 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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