

for sale

offers in the region of **£290,000**



## Hillbrow Crescent Halesowen B62 9RU

A traditional three bedroom semi-detached family home in a popular and convenient location with a pleasantly spacious garden to the rear. Perfect for families, the property briefly comprises: entrance hall, lounge, dining room, kitchen, downstairs W.C, garage, three bedrooms and a family bathroom. Viewing is highly recommended to appreciate the accommodation on offer



# Hillbrow Crescent Halesowen B62 9RU

## Approach

The property has a spacious driveway to the front, with low fencing either side, steps leading to sliding door, opening to porch.

## Entrance Hall

Wood effect flooring, stairs to first floor accommodation, central heating radiator, storage cupboard, doors leading to:

## Dining Room

11' 5" plus bay x 11' 5" ( 3.48m plus bay x 3.48m )

Wood effect flooring, double glazed bay window to front elevation, central heating radiator, double doors opening to:

## Lounge

19' 6" x 10' 11" max ( 5.94m x 3.33m max )

Fireplace, central heating radiator, ceiling fan, double glazed window and patio door to rear elevation, opening to garden.

## Kitchen

16' 10" max x 11' 5" max ( 5.13m max x 3.48m max )

An L shaped kitchen fitted with a range of wall and base units with work surfaces over, sink and drainer, gas hob with oven, central heating radiator, two double glazed windows to rear elevation, part tiling to walls, tiled flooring, space and plumbing for appliances, door to side access leading to garage and W.C.

## Downstairs W.C

Low level W.C, wash band basin, double glazed obscured window to side elevation.

## Garage

17' 5" x 7' 7" ( 5.31m x 2.31m )

Electrics, up and over garage door, boiler.

## Landing

Double glazed obscured window to side elevation, loft access, doors to;





## Bedroom One

11' 11" plus bay x 10' plus door recess ( 3.63m plus bay x 3.05m plus door recess )

Central heating radiator, double glazed bay window to front elevation

## Bedroom Two

12' x 11' 5" max ( 3.66m x 3.48m max )

Central heating radiator, double glazed window to rear elevation

## Bedroom Three

8' 11" max x 7' 11" ( 2.72m max x 2.41m )

Central heating radiator, built in wardrobe, double glazed window to front elevation

## Bathroom

Central heating radiator, bath, shower cubicle, pedestal wash hand basin, low level W.C, mirrored storage cupboard, double glazed obscured window to rear elevation.

## Rear Garden

A pleasantly spacious rear garden perfect for families and entertaining with patio area, lawn beyond, with plant and greenery borders, outside tap, fence enclosed.





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](http://www.focalagent.com)

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Property Ref: HSW315859 - 0002

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

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