

for sale

offers in the region of **£375,000**



Apperley Way HALESOWEN B63 2PY

An extended and much improved four bedroom detached family home in a popular and convenient location. The purchase of the freehold is in process so the property will be freehold upon completion. Ideal for families, this stunning property benefits from garage with large driveway and beautiful garden to the rear. Briefly comprising: porch, hallway study, fitted kitchen, downstairs w.c, open-plan lounge and conservatory, three bedrooms and family bathroom to the first floor, master bedroom with en-suite to the second floor. Viewing is essential to appreciate the accommodation on offer.

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Approach

The property has a large driveway to the front with door to garage, gate to side access and double glazed door to porch

Porch

Tiled flooring and door opens to hallway

Hallway

Stairs to first floor accommodation, door to garage and doors leading to:

Study

9' 2" x 8' 6" (2.79m x 2.59m)

Double glazed window to front elevation, coving to ceiling, central heating radiator, utility cupboard housing plumbing for washing machine

Guest W.C

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

Lounge

16' 8" x 12' max (5.08m x 3.66m max)

Central heating radiator, double doors to kitchen, open plan design leading into conservatory

Conservatory

20' 3" x 9' 2" (6.17m x 2.79m)

Double glazed French doors open to the rear garden, under floor heating, bamboo hardwood flooring, central heating radiator and archway to kitchen

Kitchen

15' 10" x 8' (4.83m x 2.44m)

Fitted with a range of wall and base units with work surfaces over, one and half bowl sink and drainer, space for American fridge freezer, plumbing for washing machine, integrated double oven, gas hob with extractor over, tiled flooring, two double glazed windows to side elevation

First Floor Landing

Double glazed window to side elevation, stairs to second floor and doors leading to:

Bedroom Two

12' x 10' 2" (3.66m x 3.10m)

Double glazed window to rear elevation, central heating radiator



Bedroom Three

10' 9" x 8' 4" (3.28m x 2.54m)

Double glazed window to front elevation, central heating radiator, storage cupboard, coving to ceiling

Bedroom Four

10' 4" x 8' 4" max (3.15m x 2.54m max)

Double glazed window to rear elevation, central heating radiator, coving to ceiling.

Agents note: head height reduced in some areas

Family Bathroom

A large family bathroom comprising: bath, shower cubicle, wash hand basin, low level w.c, heated towel rail, coving to ceiling, spot lights to ceiling, double glazed obscured windows to side and front elevation

Second Floor Landing

Double glazed window to rear elevation and door leading to:

Master Bedroom

19' 9" max x 15' 4" max (6.02m max x 4.67m max)

Two double glazed roof windows, double glazed window to rear elevation, spot lights to ceiling, air conditioning unit, central heating radiator, door to en-suite

En-Suite

Comprising: low level w.c, shower cubicle, wash hand basin, spot lights to ceiling, double glazed obscured window to rear elevation

Rear Garden

A stunning rear garden perfect for entertaining with pave patio, artificial lawn, timber shed, feature timber gazebo, outside tap, gate to front access, fencing to borders, a range of well planted borders with mature shrubs and plants

Garage

16' 3" x 8' 2" (4.95m x 2.49m)

Double glazed window to side elevation, central heating boiler and door to hallway





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

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10 Hagley Road
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Property Ref: HSW315865 - 0002

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 97.00

view this property online connells.co.uk/Property/HSW315865

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.

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