

for sale

offers in the region of **£300,000**



St. Loyes Close Halesowen B62 8LD

A deceptively spacious four bedroom family home with well presented accommodation over three floors. Offered for sale with NO UPWARD CHAIN, this property is perfect for a family looking to move to the Halesowen area. The property briefly comprises: porch, hallway, lounge, kitchen, downstairs W.C, four bedrooms, en-suite to master. family bathroom, pleasant front and rear garden and driveway. Situated in a convenient Halesowen location close to shops, schools and transport links, viewing is essential to appreciate the accommodation on offer.

St. Loyes Close Halesowen B62 8LD

Approach

The property has a driveway to the front with lawn, pathway, plants and shrubs, bin store, shared gated side access to rear garden, front door opens to:

Porch

Wood effect flooring, door leading to:

Entrance Hall

Wood effect flooring, storage cupboard, central heating radiator, stairs up to first floor accommodation, door to rear porch with further door leading to rear garden, doors leading to:

Lounge

14' 7" x 10' 4" max (4.45m x 3.15m max)

Double glazed window to front elevation, fireplace, central heating radiator

Kitchen

13' x 10' 3" (3.96m x 3.12m)

Fitted with a range of wall and base units, range cooker, cooker hood over, one and a half sink and drainer, tiled walls, space for appliances, double glazed window to rear elevation.

Downstairs W.C

Tiled flooring, wash hand basin, low level W.C, tiled walls, central heating radiator, double glazed obscured window to rear elevation.

Rear Porch

Rear porch space with further door leading to rear garden

First Floor Landing

Stairs leading to second floor accommodation, central heating radiator, spotlights to ceiling, doors leading to:

Bedroom Two

13' 10" x 10' 5" max (4.22m x 3.17m max)

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

Bedroom Three

13' 11" x 10' 5" max (4.24m x 3.17m max)

Double glazed window to front elevation, central heating radiator.



Bedroom Four

8' 8" x 6' 4" to front of wardrobe (2.64m x 1.93m to front of wardrobe)

Double glazed window to front elevation, central heating radiator, fitted wardrobes.

Second Floor Landing

Spotlight to ceiling, door leading to:

Bedroom One

19' 3" max x 13' 11" max (5.87m max x 4.24m max)

Wood effect flooring, air conditioning unit, fitted wardrobes, double glazed roof window to rear elevation, spotlights to ceiling, central heating radiator, double glazed window to front elevation, door to En-Suite.

Listers Remark - Reduced head height in areas due to eaves.

En-Suite To Master

Tiled flooring, tiled walls, low level W.C, vanity wash hand basin, shower cubicle, bath, heated towel rail, extractor, double glazed obscured window to rear elevation.

Pleasant Rear Garden

A pleasant rear garden with shared gated side access, patio area with lawn beyond, path leading to decked area, outside tap, storage shed, mature plants and shrubs, fencing to 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

To view this property please contact Connells on

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Property Ref: HSW315765 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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