

for sale

offers in excess of **£400,000**



## Princess Crescent Halesowen B63 3QG

A deceptively spacious, extended four/five bedroom family home in a popular location in the Halesowen area. The property benefits from a large extension with open plan living space. Briefly comprising: entrance hall, downstairs W.C, cinema room/fifth bedroom, open plan kitchen/dining room, lounge, utility room, four bedrooms, en-suite and walk-in-wardrobe to master, family bathroom, double garage, pleasant rear garden, large driveway. Viewing is highly recommended to appreciate the accommodation on offer.



# Princess Crescent Halesowen B63 3QG

## Approach

The property is approached via a large, block paved driveway providing off road parking with gated side access to rear garden. There is an EV charger to the front of the property, access to a double garage via an electric garage door, front door opening to:

## Entrance Hall

Stairs up to first floor accommodation, storage cupboard, double glazed window to front elevation, central heating radiator, wood effect flooring, doors leading to:

## Cinema Room/Fifth Bedroom

15' 10" x 7' 7" max ( 4.83m x 2.31m max )

A bespoke cinema room that can be used as a fifth bedroom, central heating radiator, spotlights to ceiling, double glazed bow window to front elevation.

## Downstairs W.C

Central heating radiator, low level W.C, vanity wash hand basin, tiled splashback, extractor, double glazed obscured window to front elevation.

## Cloak Cupboard

A convenient cloak cupboard with further door to double garage.

## Open Plan Kitchen/Dining Room

22' 4" max x 15' 5" max ( 6.81m max x 4.70m max )

A stunning, re-fitted open plan kitchen/dining room. Fitted with under floor heating, this open-plan space is perfect for entertaining. With a range of wall and base units with work surfaces over, breakfast bar, large sink, integrated oven, integrated microwave, induction hob, space for appliances, two central heating radiators, tiled floor, part tiling to walls, spotlights to ceiling, double glazed window to rear elevation, double glazed French doors to rear garden, double doors opening to lounge, door to utility room.

## Utility Room

6' 8" x 6' 1" ( 2.03m x 1.85m )

Fitted with wall and base units, space and plumbing for appliances, extractor, double glazed door to side access passageway.

## Lounge

16' 6" plus recess x 10' 10" max ( 5.03m plus recess x 3.30m max )

Central heating radiator, fireplace, double glazed French doors opening to rear garden.





## Landing

Loft access, doors leading to:

## Bedroom One

14' 4" x 11' 6" ( 4.37m x 3.51m )

Central heating radiator, loft access, double glazed window to rear elevation, doorway to walk-in-wardrobe, further door to en-suite.

## Walk-In-Wardrobe

7' 9" x 5' 8" ( 2.36m x 1.73m )

spotlights to ceiling, fitted wardrobes, door to:

## En-Suite To Master

Wood effect flooring, central heating radiator, walk in shower, vanity wash hand basin, low level W.C, part tiling to walls, double glazed obscured window to rear elevation.

## Bedroom Two

11' 5" x 11' max ( 3.48m x 3.35m max )

Central heating radiator, double glazed window to rear elevation

## Bedroom Three

14' 4" max x 9' 7" ( 4.37m max x 2.92m )

Central heating radiator, two double glazed windows to front elevation.

## Bedroom Four

8' 10" x 8' ( 2.69m x 2.44m )

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

## Large Garage

15' 7" x 14' 6" ( 4.75m x 4.42m )

A spacious garage space, ideal for storage or parking, fitted with electrics and lighting, with an electric garage door.

## Pleasant Rear Garden

A pleasant rear garden space with a patio area, lawn beyond, planting borders, side access to front of the property, fencing to borders.

## Lister's Remarks

The property is fitted with solar panels

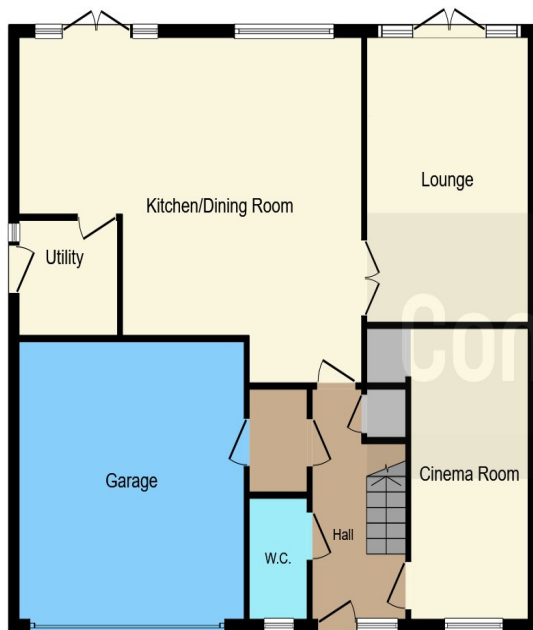
EV charge point to front of property

Cameras fitted around the exterior of the property

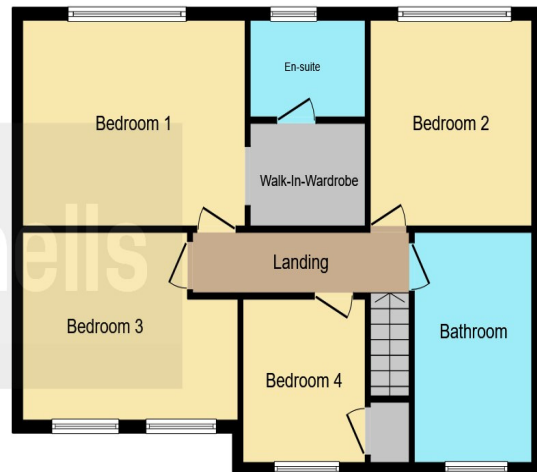
## Land Registry Note

Currently, the Vendors' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





**Ground Floor**



**First Floor**

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: HSW315802 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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