

for sale

offers in the region of

**£280,000**



## Laymoor Drive HALESOWEN B63 4NW

A deceptively spacious two bedroom detached property situated in a sought after location close to local amenities and transport links. Offering two large bedrooms and a driveway, it's one you don't want to miss out on. This property is offered with NO UPWARD CHAIN and benefits from spacious accommodation throughout. Briefly comprising: entrance hall, lounge, downstairs W.C, kitchen/dining area, two generously sized bedrooms, bathroom, pleasant front and rear gardens, driveway with ev charging. Viewing is recommended to appreciate the accommodation on offer.

# Laymoor Drive HALESOWEN B63 4NW

## Approach

The property has a pleasant frontage with artificial grass and pebbled gardens to the side of the property. There is a driveway with EV charging point and a ramped pathway leading to storm porch and front door. Gated access to the side with access to the rear of the property.

## Entrance Hall

Central heating radiator, stairs up to first floor accommodation, storage cupboard, doors leading to:

## Downstairs W.C

A convenient downstairs W.C with tiled flooring, vanity wash hand basin, low level W.C, central heating radiator, extractor fan, boiler.

## Lounge

10' 6" x 14' 5" ( 3.20m x 4.39m )

Central heating radiator, double glazed window to front elevation, double glazed window to side elevation, double glazed window to rear elevation.

## Kitchen/Dining Area

11' 5" max x 13' 3" ( 3.48m max x 4.04m )

Fitted with a range of wall and base units with work surfaces over, part tiled flooring, one and a half sink and drainer, integrated oven, gas hob, cooker hood over, integrated fridge/freezer, integrated dishwasher, space and plumbing for appliances, space for dining table, central heating radiator, double glazed window to side elevation, double glazed French doors opening to rear garden.

## Landing

Storage cupboard, doors leading to:

## Bedroom One

10' 6" x 14' 5" ( 3.20m x 4.39m )

Central heating radiator, double glazed window to side elevation.

## Bedroom Two

11' 5" max x 13' 3" ( 3.48m max x 4.04m )

Central heating radiator, double glazed window to rear elevation.



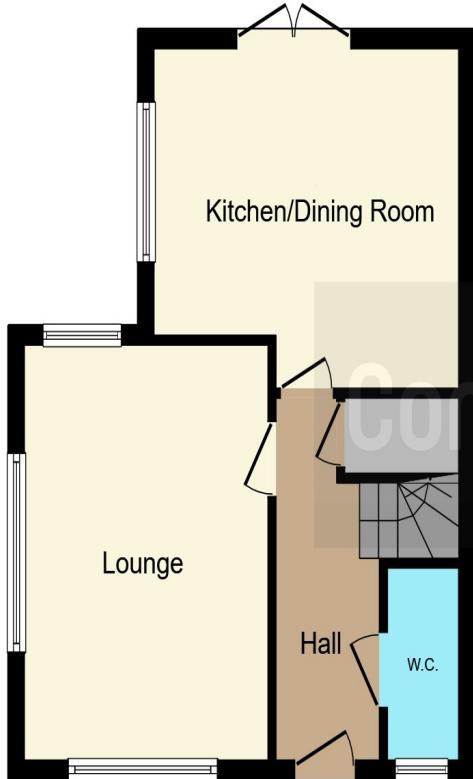
## Bathroom

A spacious bathroom with tiled flooring, part tiling to walls, low level W.C, pedestal wash hand basin, bathtub, shower cubicle, heated towel rail, double glazed obscured window to front elevation.

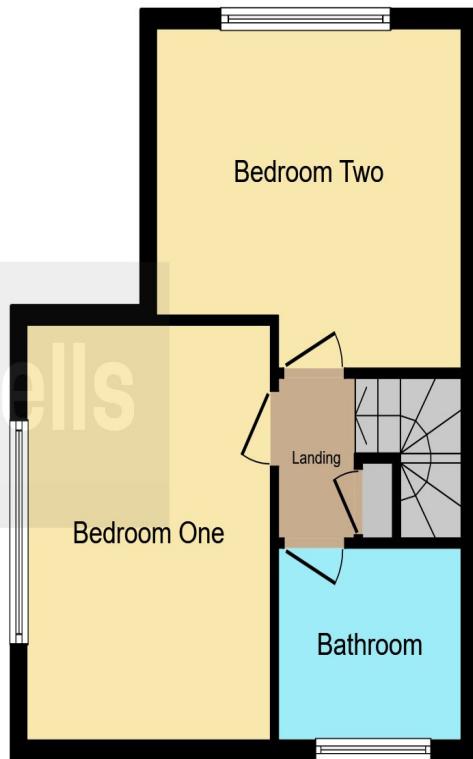
## Pleasant Rear Garden

A pleasant wrap around rear garden with patio area and lawn beyond, planting borders, gated side access to frontage, wall and fence enclosed.





**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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10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316126 - 0008

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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