

for sale

offers in the region of **£390,000**



Astley Crescent HALESOWEN B62 9SX

This beautiful open-plan semi detached family home is located in a popular and convenient cul-de-sac location. This stunning home is finished to a high standard throughout and offers three bedrooms and has deceptively spacious accommodation to the rear. Briefly comprising: porch, entrance hall, W.C, reception room, open plan living space and kitchen, utility, three bedrooms, family bathroom, games room/gym, garage, spacious rear garden, driveway, converted loft space. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a large block paved driveway, with fencing to side borders, there is an EV charge point to the front of the property. Step up to porch door.

Porch

A convenient porch with double glazed windows to front and side elevations, spotlights to ceiling, further door opening to:

Entrance Hall

A welcoming entrance hall with stairs up to first floor accommodation, there is an archway leading to an office space with a central heating radiator and a skylight to ceiling and a door to W.C. The main hallway has a central heating radiator and doors leading to:

Reception Room

9' 11" x 12' into bay (3.02m x 3.66m into bay)

A separate reception room with central heating radiator and a double glazed bay window to front elevation.

Downstairs W.C

A convenient downstairs W.C with central heating radiator, low level W.C, wash hand basin, part tiling to walls, double glazed obscured window to front elevation.

Open plan Lounge/Dining/Kitchen

20' max x 28' 7" max (6.10m max x 8.71m max)

A stunning open-plan living space with lots of natural light, finished to a very high standard with under floor heating.

Lounge/Dining Area: log burner, wood effect flooring with underfloor heating, spotlights to ceiling, large skylight with large island/dining table beneath, the island has an integrated wine cooler. There are double glazed patio doors opening to rear garden. Kitchen space extends from dining area.

Re-Fitted Kitchen: A open plan, re-fitted kitchen finished to a very high standard, wood effect flooring with under floor heating. Fitted with a range of wall and base units with granite work surfaces over, sink and drainer with boiling water tap, integrated oven, grill and microwave, space for large fridge/freezer, integrated dishwasher, induction hob, part tiling to walls, spotlights to ceiling, extractor, door leading to:



Utility Room

6' 4" max x 6' 4" (1.93m max x 1.93m)

Wood effect flooring with under floor heating, fitted with wall and base units with work surfaces over, sink and tap, skylight, part tiling to walls, space and plumbing for appliances, boiler.

Landing

Double glazed obscured window to side elevation, doors leading to:

Bedroom One

10' max x 12' 9" into bay (3.05m max x 3.89m into bay)

Central heating radiator, double glazed bay window to front elevation, access to converted loft space via loft ladder.

Bedroom Two

9' 7" max x 13' 2" max (2.92m max x 4.01m max)

Central heating radiator, double glazed window to rear elevation.

Bedroom Three

6' 2" x 10' 2" max (1.88m x 3.10m max)

Central heating radiator, fitted wardrobes, double glazed window to front elevation.

Family Bathroom

Central heating radiator, low level W.C, pedestal wash hand basin, bath with shower over, tiled walls, spotlights, double glazed obscured window to rear elevation.

Converted Loft Space

With access via loft ladder from bedroom one, this space is convenient for storage or additional wardrobe space, skylight fitted to roof.

Games Room/Gym

12' 1" x 17' 9" max (3.68m x 5.41m max)

Half of the original garage was converted into this games room/gym. This space is accessed via the rear garden. Offering a lot of versatility this room is a great addition to the property. Fitted with base units with work surfaces over, electrics fitted, lighting, double glazed window to front elevation. There is a door opening to:

Garage

9' 7" x 17' 11" (2.92m x 5.46m)

The garage can be access via the games room/gym or from the rear of the plot through the secured rear space. The garage is fitted with an up and over door.





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

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Property Ref: HSW316104 - 0002

Tenure:Freehold EPC Rating: E

Council Tax Band: D

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