

for sale

offers in the region of **£400,000**



Royal Oak Road HALESOWEN B62 0DY

An extended three bedroom semi-detached family home in a popular and convenient Lapal location. Perfect for growing families, the property benefits from a good sized garden to the rear, off road parking to the front and briefly comprises: porch, hallway, extended lounge, front reception room, breakfast kitchen, utility, downstairs w.c, study/bedroom four, three first floor bedrooms and a family bathroom. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a driveway to the front with lawned area, double glazed door opens to porch

Porch

Double glazed windows to front elevation, door to hallway

Hallway

Wood flooring, central heating radiator, under stairs cupboard, stairs to first floor accommodation

Front Reception Room

14' 9" into bay x 11' 8" max (4.50m into bay x 3.56m max)

Double glazed bay window to front elevation, central heating radiator

Extended Lounge

22' 3" x 11' 3" mx (6.78m x 3.43m mx)

Double glazed patio door to rear garden, two central heating radiators

Breakfast Kitchen

18' 7" x 8' max (5.66m x 2.44m max)

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob with extractor over, wood flooring, space for table and chairs, central heating radiator, double glazed window to rear elevation, door to utility

Utility

Cupboard housing central heating boiler, central heating radiator, door to w.c, door to rear garden and door to study

W.C

Low level w.c, wash hand basin, double glazed obscured window to rear elevation

Study/Bedroom Four

16' 7" x 6' 10" (5.05m x 2.08m)

Double glazed window to front elevation

First Floor Landing

Double glazed obscured window to side elevation, access to loft space and doors leading to:



Bedroom One

14' 10" into bay x 11' 7" max (4.52m into bay x 3.53m max)

Double glazed bay window to front elevation, central heating radiator

Bedroom Two

14' 1" x 11' 7" max (4.29m x 3.53m max)

Double glazed window to rear elevation, central heating radiator

Bedroom Three

8' 11" x 5' 11" (2.72m x 1.80m)

Double glazed window to front elevation, central heating radiator

Family Bathroom

Comprising: shower cubicle, bath with mixer taps over, wash hand basin, low level w.c, part tiling to walls, heated towel rail, wood effect flooring, double glazed obscured window to rear elevation

Rear Garden

A pleasant rear gardens for families and entertaining with pathway to the rear, lawns, fencing to borders, three timber sheds and outside tap





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: HSW316239 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: D

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