

for sale

offers in the region of

**£370,000**



## Thatchers Barn Drive Halesowen B62 9DD

A well-presented four bedroom semi-detached family home situated in a popular and convenient location close to transport links, shops and other local amenities. The property benefits from spacious and versatile accommodation throughout, along with off-road parking and a garage. Briefly comprising: entrance hall, lounge/dining room, kitchen, utility room, downstairs W.C, four bedrooms, en-suite to master, family bathroom, garage, rear garden, off-road parking. Viewing is highly recommended to appreciate the accommodation on offer.

# Thatchers Barn Drive Halesowen B62 9DD

## Approach

There is a pleasant front garden to the property with lawn area and established shrubs, pathway and step up to front door opening to hallway. To the side of the property is off-road parking and access to the garage along with gated access to the rear garden.

## Hallway

Wood effect flooring, central heating radiator, storage cupboard, doors leading to:

## Downstairs W.C

Wood effect flooring, central heating radiator, low level W.C, pedestal wash hand basin, double glazed obscured window to front elevation.

## Kitchen

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, gas hob, extractor over, integrated oven, integrated fridge/freezer, central heating radiator, tiled flooring, double glazed window to front elevation, fitted blinds.

## Lounge/Dining Room

Two central heating radiators, space for dining table, double glazed window to rear elevation, double glazed French doors opening to rear garden.

## Utility Room

Sink and drainer, central heating radiator, base units with work surfaces over, space and plumbing for appliances, boiler, door to side elevation, leading to driveway.

## Landing

Loft hatch, doors leading to:

## Bedroom One

Central heating radiator, built in wardrobes, double glazed window to rear elevation, door to en-suite.



## En-Suite

Central heating radiator, low level W.C, pedestal wash hand basin, tiled splashback, shower cubicle, extractor.

## Bedroom Two

Central heating radiator, double glazed window to front elevation.

## Bedroom Three

Central heating radiator, double glazed window to rear elevation.

## Bedroom Four

Central heating radiator, double glazed window to front elevation.

## Bathroom

Low level W.C, pedestal wash hand basin, central heating radiator, bath with shower over, part tiled walls, double glazed obscured window to side elevation, extractor.

## Rear Garden

A good sized rear garden with patio area, lawn beyond, fence enclosed, gated access to side.

## Garage

A convenient garage space with up and over door.





Total floor area 109.7 m<sup>2</sup> (1,181 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

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Property Ref: HSW316049 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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