



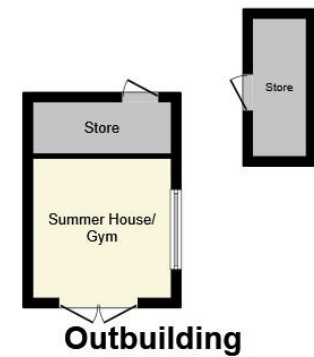
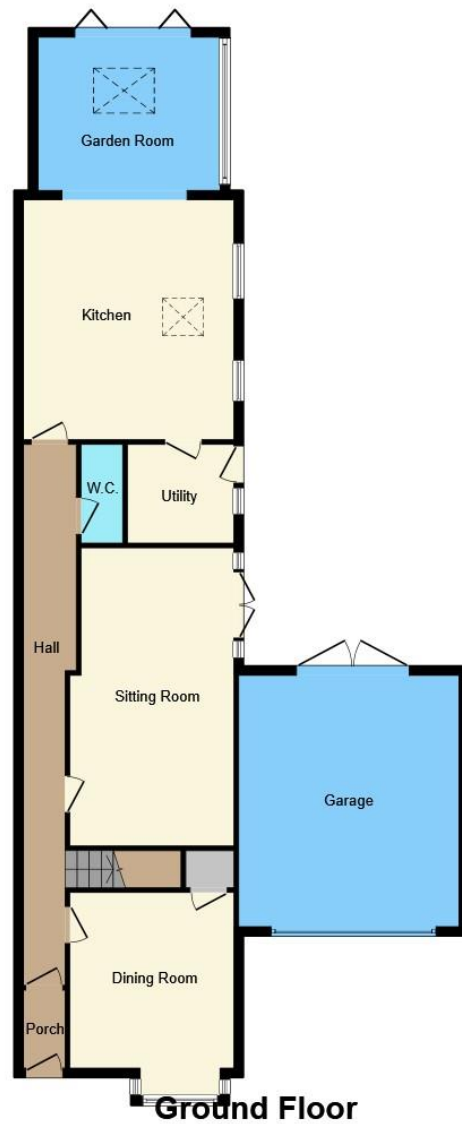
Hagley Road, Halesowen, B63 4QD

welcome to

Hagley Road, Halesowen

****LARGE FAMILY THREE STOREY HOME****THREE BATHROOMS****FOUR RECEPTION ROOMS****FIVE BEDROOMS****IMMACULATELY PRESENTED****GARAGE****DRIVEWAY****





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

Agent Note

The Council Tax Band is B.

Approach

Having a low feature front wall with wrought iron railings and gate, side driveway with electric gated access leading to garage with electric roller door and pathway to front door.

Entrance Porch

Having a front facing door, ceiling light connection, central heated radiator, tiled floor and step up to front door.

Entrance Hallway

Being extensive in size with ceiling spot lights, loft access, central heated radiator, wooden flooring, stairs to first floor and doors to:-

Low Level W/C

Having ceiling spot lights, central heated radiator, low level replica victorian W/C, wall mounted wash hand basin and wooden flooring.

Sitting Room

20' 7" max x 12' 2" max (6.27m max x 3.71m max)
Side facing hardwood double glazed doors to patio area with side windows, roof light, ceiling light connection, central heated radiator, feature fireplace with log burner, wooden flooring and built in storage seating.

Dining Room

13' 5" max x 11' 11" max (4.09m max x 3.63m max)
Having a front facing double glazed window, coved cornice, central heated radiator, wall light connection, feature open fire place, wooden flooring, built in storage cupboard and door to hallway.

Kitchen

16' 5" x 13' 6" (5.00m x 4.11m)
Side facing double glazed windows, ceiling spot lights , central heated radiator, door to utility, There is a range of wall and base units and drawers with granite work tops over, a belfast sink with mixer tap

over, space for 'Rangemaster' oven, plinth heating, two central heating radiators, space for an American fridge freezer, integrated dishwasher, breakfast bar with wooden worktops over, storage and a wine rack, opening leading to conservatory.

Utility Room

7' 9" max x 6' 9" max (2.36m max x 2.06m max)
Having a side facing double glazed door and window to patio, ceiling spot lights, a range of wall and base units with granite work tops over, central heated radiator, space and plumbing for a washing machine and tumble dryer, tiling to floor.

Garden Room

10' 11" x 10' 9" (3.33m x 3.28m)
Pitched double glazed roof with fitted blind, hardwood double glazed sliding bifold doors and windows with fitted blinds, tiling to floor and underfloor heating.

First Floor Landing

Having a ceiling light connection, built in storage, door with stairs to first floor and further doors to:-

Bedroom One

13' 3" max x 11' 4" max (4.04m max x 3.45m max)
Having two rear facing wooden framed double glazed mock sash windows, with views of Clent Hills, ceiling light connection, built in wardrobe and door to en-suite

Ensuite Bathroom

Having ceiling spot lights, shower cubicle with glass doors, heated towel rail, low level W/C, vanity wash hand unit with storage and drawers and mixer tap over, low level W/C, tiling to walls and floors.

Bedroom Two

14' 5" max x 11' 1" max (4.39m max x 3.38m max)
Approached via stairs with inset lighting, roof lights, rear facing double glazed window with views of Clent Hills, central heated radiator, restricted height room, door to en-suite.

Ensuite

Having shower cubicle with glass door, ceiling spot lights, vanity unit with wash hand basin and mixer tap, low level W/C, tiling to walls and floor.

Bedroom Three

13' 1" to front of wardrobes x 8' 8" max (3.99m to front of

wardrobes x 2.64m max)

Currently used as a dressing room. Having two rear facing double glazed mock sash windows with views of Clent Hills, ceiling spot lights, central heated radiator and a range of fitted wardrobes.

Bedroom Four

13' 1" To front of wardrobes x 8' 9" (3.99m To front of wardrobes x 2.67m)

Having two front facing double glazed mock sash windows, ceiling light connection, central heated radiator and a fitted wardrobe.

Bedroom Five

8' 2" max x 6' 5" max (2.49m max x 1.96m max)
This room is currently used as an office. Having a front facing double glazed mock sash window, ceiling spot lights, central heated radiator.

House Bathroom

Having front facing double glazed mock sash window, ceiling spot lights, central heated radiator, cupboard housing water cylinder, free standing roll top bath, corner shower cubicle with glass doors, pedestal wash hand basin with pillar taps over, tiling to floor and paneling to walls.

Double Garage

18' 2" max x 15' 2" max (5.54m max x 4.62m max)
Having an electric roller door and double doors to garden,

Summer House/Gym

13' 5" max x 9' 2" max (4.09m max x 2.79m max)
Having a pitched roof and currently used as a gym. Double doors to garden. ceiling light connection, wall mounted electric heater and decked area.

Rear Garden

Landscaped rear garden with paved patio area, lawned areas, log store, outside lighting, ornate pond, summer house, garden shed, tool store, outside tap and electrics, mature trees, hedgerow flowers and fencing surround the borders.



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welcome to

Hagley Road, Halesowen

- STUNNING THREE STOREY LARGE HOME
- IMMACULATELY PRESENTED
- FOUR RECEPTION ROOMS
- GARAGE AND DRIVEWAY
- VIEWINGS ADVISED.

Tenure: Freehold EPC Rating: Awaited

offers in the region of

£470,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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