



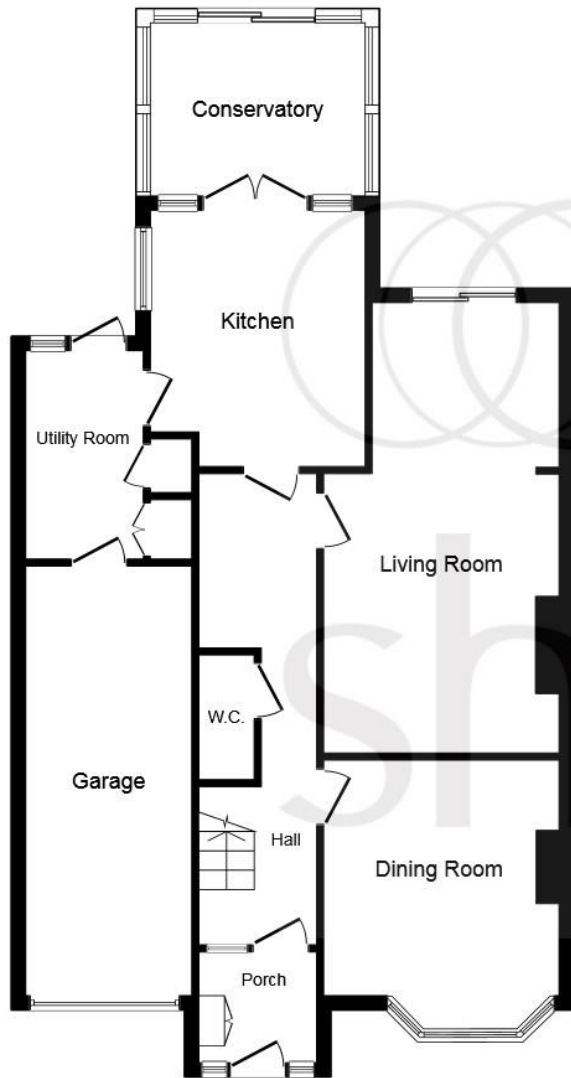
Haybridge Avenue, Hagley, DY8 2XG

welcome to

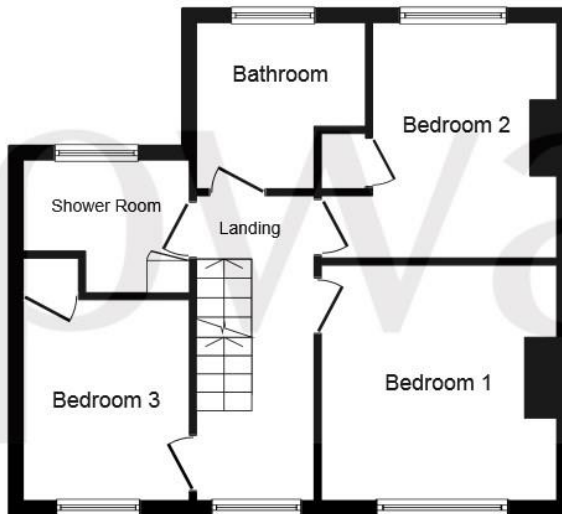
Haybridge Avenue

A well presented four bedroom semi-detached family home which must be viewed to be fully appreciated. Having planning permission to enlarge, this property is ideally located on a popular cul-de-sac within easy reach of Haybridge High School and the train station,

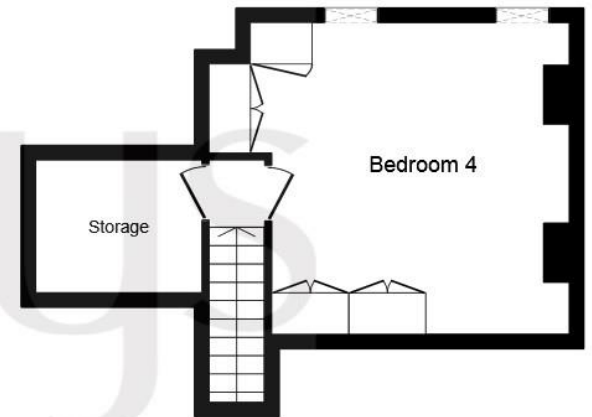




Ground Floor



First Floor



Second Floor

Entrance Porch

Part glazed door to front and window to front.
Storage cupboard and ceiling light point.

Entrance Hall

Part stained glass door and stained window to front.
Stairs to first floor accommodation, central heating radiator and wood effect laminate flooring.

Downstairs W.C.

Under The Stairs.
Low level w.c and wash hand basin. Ceiling light point, extractor fan and tiled flooring.

Lounge

19' 1" max x 11' 4" into chimney breast (5.82m max x 3.45m into chimney breast)
Double glazed patio doors to rear and two ceiling light points. Log burner, central heating radiator and coving to ceiling.

Dining Room

12' 5" into bay x 11' 4" into chimney breast (3.78m into bay x 3.45m into chimney breast)
Double glazed bay window to front, ceiling light point and coving to ceiling. Feature fire surround with living flame gas fire inset. Central heating radiator, dado rail and wood effect laminate flooring.

Kitchen

11' 11" x 10' 1" (3.63m x 3.07m)
A range of wall and base units with work surfaces over incorporating a sink and drainer unit with tiling to splash prone areas. Integrated double oven with hob over, integrated dishwasher and space for fridge/ freezer. Ceiling spot lights and tiled flooring. French doors to conservatory and door to utility room.

Utility Room

10' 7" x 5' 9" (3.23m x 1.75m)
A range of wall and base units with work surfaces over incorporating a sink and drainer unit with tiling to splash prone areas. Ceiling light point, double glazed window and stable door to rear. Door to garage.

Conservatory

10' 9" x 8' (3.28m x 2.44m)
Double glazed windows to rear and sides and patio doors to rear leading to rear garden. Wall light point and wood effect laminate flooring.

First Floor Landing

Double glazed window to front, ceiling light point and coving to ceiling. Doors to bedrooms, bathroom and shower room. Stairs to second floor accommodation.

Bedroom One

10' 11" x 11' 4" into chimney breast (3.33m x 3.45m into chimney breast)
Double glazed window to front, ceiling light point, central heating radiator and coving to ceiling.

Bedroom Two

11' 3" x 9' 5" into chimney breast (3.43m x 2.87m into chimney breast)
Double glazed window to rear and ceiling light point. Built in wardrobe, central heating radiator and coving to ceiling.

Bedroom Three

9' 3" x 7' 7" (2.82m x 2.31m)
Double glazed window to front and ceiling light point. Built in wardrobe, central heating radiator and coving to ceiling.

Shower Room

Shower cubicle and wash hand basin in vanity unit with tiling to splash prone areas. Central heating radiator, ceiling light point, double glazed window to rear and tiled flooring.

Bathroom

Low level w.c, wash hand basin with mixer tap and panelled bath with mixer taps. Ceiling spot lights, central heating radiator, double glazed window to rear and tiling to splash prone areas and floor.

Bedroom Four (Second Floor)

14' x 11' (4.27m x 3.35m)
Two double glazed Velux windows to rear and storage in eaves. Ceiling light point and central heating radiator.

Front Garden

Block paved and gravel driveway to front with planted borders.

Rear Garden

Paved area leading to lawn with mature borders. Hard standing for shed and fence surrounds.

Garage

21' 2" x 7' 8" (6.45m x 2.34m)
Up and over door to front, ceiling light point and electrical supply. Door to utility room.



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welcome to Haybridge Avenue

- Superb Semi- Detached Family Home
- Convenient Location
- Four Bedrooms
- Lounge, Dining Room & Conservatory
- Re-Fitted Bathroom & Separate Shower Room

Tenure: Freehold EPC Rating: D

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
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