



Lansdowne Road, Hurst Green Halesowen B62 9QT

welcome to

Lansdowne Road, Hurst Green Halesowen

***** THREE BEDROOM LINK DETACHED ***** SOUGHT AFTER HALESOWEN AREA ***** CLOSE TO LOCAL AMENITIES ***** EXCELLENT TRANSPORT LINKS ***** RECEPTION ROOMS ***** SWIMMING POOL ***** DRIVEWAY ***** GARAGE *****

Agent Note

This property is council tax band D.

Entrance Hall

Double glazed front door to side, stairs to first floor, open to dining room & kitchen, door to lounge.

Downstairs W/C

Double glazed window to rear, low level flush w/c, wash hand basin, door to lean to.

Lounge

17' 8" x 11' 1" (5.38m x 3.38m)
Double glazed window to front, open to dining room, fire surround with electric fire.

Dining Room

11' 1" x 10' 8" (3.38m x 3.25m)
Double glazed window to side, door to kitchen, open to hall.

Kitchen

14' 5" x 7' 4" (4.39m x 2.24m)
Double glazed window & door to lean to, door to dining room, open to hall, tiling to splash-prone areas, tiled floor, range of wall & base units, sink & drainer with mixer taps, washing machine, gas hob and oven with extractor over, dishwasher, space for fridge freezer.

Lean To

18' 3" x 6' 5" (5.56m x 1.96m)
Fully glass, door to garden, door to kitchen, small storage space, doors to downstairs w/c & garage, tiled floor, blinds for privacy.

Landing

Double glazed window to side, stairs to ground floor, storage cupboard, door to three bedrooms and bathroom.

Bedroom 1

15' 6" x 10' 9" (4.72m x 3.28m)
Double glazed window to front.

Bedroom 2

14' 8" x 10' 9" (4.47m x 3.28m)
Double glazed window to rear.

Bedroom 3

12' 2" x 7' 6" (3.71m x 2.29m)
Double glazed window to side.

Bathroom

Double glazed frosted window to rear, wash hand basin with storage beneath, low level flush w/c, corner shower unit with glass screen, full tiling in shower, half tiled to other walls.

Front Garden

Driveway, access to garage, lean to over front door, lawned area with shrubs & flowers.

Rear Garden

Requires some TLC. Built in swimming pool, fencing surrounds garden, lots of trees and bushes.

Garage

20' 4" x 8' (6.20m x 2.44m)





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welcome to

Lansdowne Road, Hurst Green Halesowen

- Three bedroom link detached
- Sought after Halesowen area
- Close to local amenities
- Excellent transport links
- Reception rooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£300,000



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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