



**Christopher Road, Halesowen B62 0BD**



**welcome to**

## **Christopher Road, Halesowen**

\*\*\*BEAUTIFUL AND SUBSTANTIAL HOME \*\*\* FIVE BEDROOMS \*\*\* DETACHED \*\*\* EXCELLENT TRANSPORT LINKS \*\*\* IMMACULATE KITCHEN WITH CENTRAL ISLAND \*\*\* LOUNGE WITH FEATURE FIREPLACE \*\*\* UTILITY ROOM \*\*\* GENEROUS GARDENS \*\*\* TRIPLE DRIVEWAY \*\*\*

### **Agent Note**

The Council Tax Band is F.

### **Entrance Porch**

### **Entrance Hall**

Single glazed door to porch, central heating radiator, CCTV system screen

### **Cloakroom**

Double glazed frosted window to rear, w/c, corner shower, sink with mixer tap, heated towel rail, tiled walls and floors

### **Lounge**

27' x 15' 1" ( 8.23m x 4.60m )

Double glazed window to front and 2 double glazed windows to the side, double doors to hallway, radiator, brick slips feature walls, gas feature fireplace

### **Reception Room**

13' x 7' 1" ( 3.96m x 2.16m )

Double glazed window to the side, radiator, ideal snug or study space

### **Kitchen**

21' x 15' maximum ( 6.40m x 4.57m maximum )

Two double glazed windows to the front and one to the side, wall and base units with worktops over, dual sink with multifunctional tap, central island, tiled splashback, wine cooler, range cooker, dishwasher, built in seating and space for table.

### **Utility Room**

14' x 6' ( 4.27m x 1.83m )

Plumbing for utilities, double glazed door to rear, wall and base units with worktops over, sink with mixer tap, storage cupboard, radiator

### **Landing**

Loft access with ladder

### **Bedroom One**

16' 1" x 13' ( 4.90m x 3.96m )

Double glazed windows to rear and side, radiator, extremely generous double room

### **Bedroom Two**

12' 1" x 10' ( 3.68m x 3.05m )

Double glazed window to the front, radiator

### **Bedroom Three**

Irregular Shaped Room 13' maximum x 10' maximum ( 3.96m maximum x 3.05m )

Double glazed window to the front and side, radiator

### **Bedroom Four**

12' x 8' ( 3.66m x 2.44m )

Double glazed window to the front, radiator

### **Bedroom Five**

9' x 7' ( 2.74m x 2.13m )

Double glazed window to the front, radiator, in use as a study currently

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9' x 7' ( 2.74m x 2.13m )

Double glazed window to the front, radiator, in use as a study currently

### **Bathroom**

Freestanding corner shower, radiator, double glazed frosted windows, bathtub, sink with mixer tap, heated towel rail



**Toilet**

W/c, double glazed frosted window

**Rear Garden**

To side of property, enclosed, patio and lawn, children's play area, garage en bloc

**Garage En Bloc**

Garage en bloc with inspection pit (currently inaccessible for cars due to play area)

**Parking**

Triple driveway



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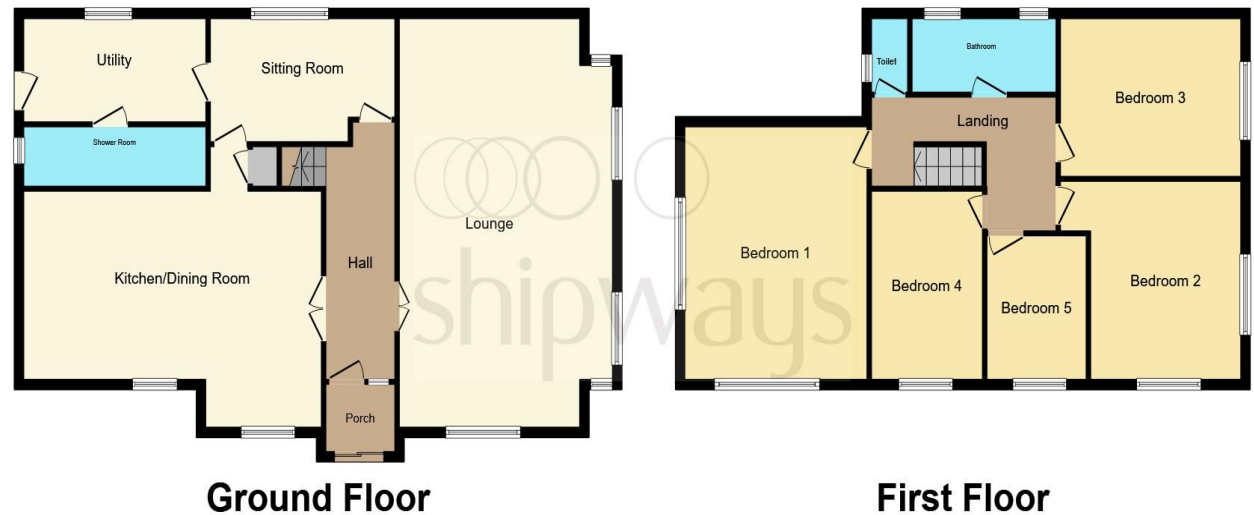
welcome to

## Christopher Road, Halesowen

- Beautiful family home
- Five bedrooms
- Detached
- Excellent transport links
- Triple driveway

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

offers over  
**£525,000**



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](http://www.focalagent.com)

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