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17 Ribbesford Close  
Halesowen

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## 17 Ribbesford Close, Halesowen, West Midlands, B63 2AR

A beautifully presented 3 bedroom semi-detached house with extended accommodation in a delightful Cul de sac setting just off Coleman Hill, Halesowen.

The accommodation includes an extended dining hall, lounge with French doors to the private rear garden, enlarged breakfast kitchen with 3 first floor bedrooms and stylish bathroom with electric underfloor heating.

The location is particularly convenient for commuting to Halesowen, Birmingham, Stourbridge and the West Midlands conurbation. There are railway stations at Cradley Heath and Old Hill, which are approximately 1 and 1.2 miles away respectively.

The property stands behind a full width driveway providing off road parking.

With Gas fired heating and double glazing the accommodation provides an inviting dining hall with contemporary and stylish decorative panelling, staircase to first floor with under stairs cupboard and sliding double doors which means it can be open to the lounge which is ideal for entertaining.

The lounge has a contemporary fireplace with gas pebble fire as a focal point and there are French doors to the rear garden.



The enlarged breakfast kitchen is fitted with a comprehensive range of units together with inset sink, oven and hob, integrated fridge and dishwasher. There is a side passageway which leads to the front of the property and provides additional security.

At first floor level the landing has an access hatch to the roof space with folding loft ladder. The master bedroom is located at the rear with a range of fitted wardrobes, bedroom 2 is also a double room and bedroom 3 a single room with a useful over stairs cupboard.

The stylish bathroom has a suite including double ended bath, with low level WC, wash basin and shower. It benefits from electric underfloor heating which makes it very pleasant in the cooler winter months.

The rear garden is particularly private and is terraced with artificially lawn and patio.

There is a single garage with remote up and over door which also houses the central heating boiler.

Inspection inside is recommended to appreciate not only the location but the extended accommodation and standard of presentation at this pleasant location.



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we sell **homes.**



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Tenure: TBC

Council tax: C

EPC: D

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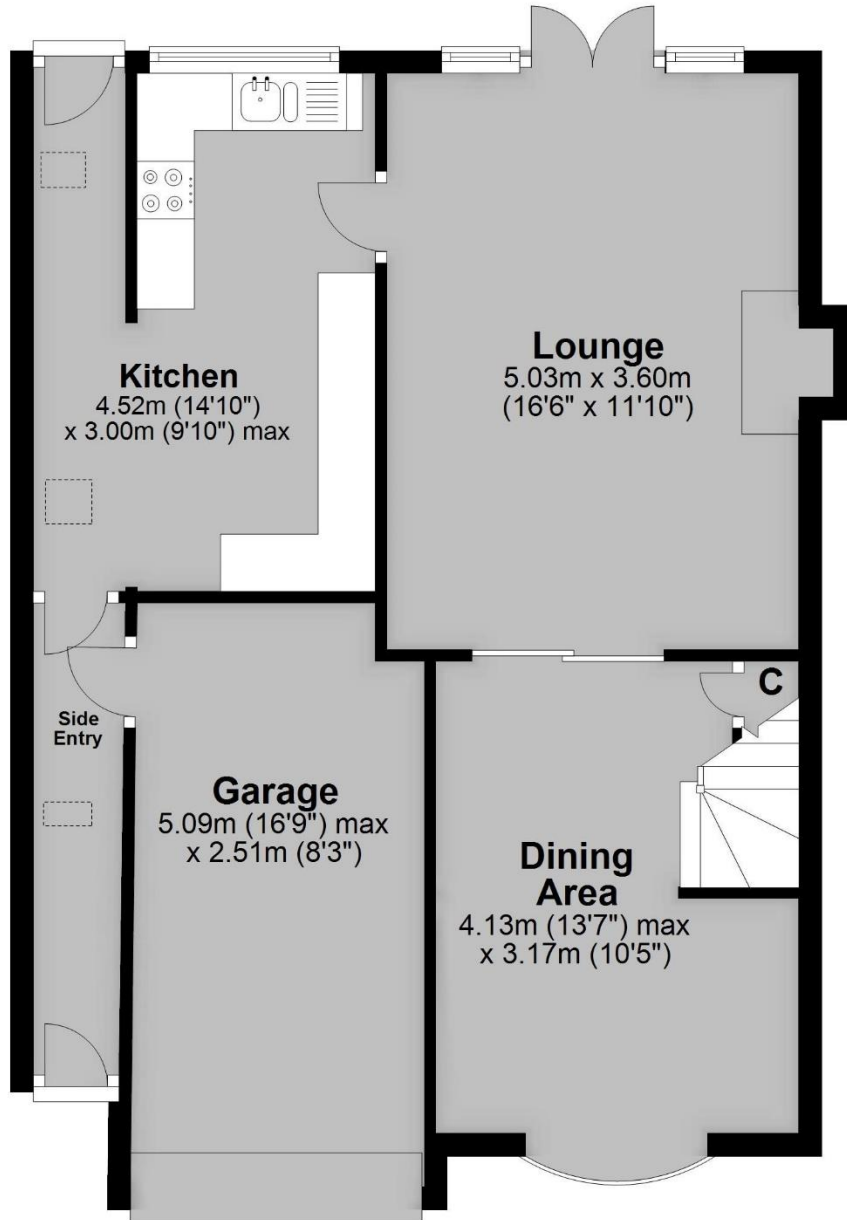




# FLOOR PLANS

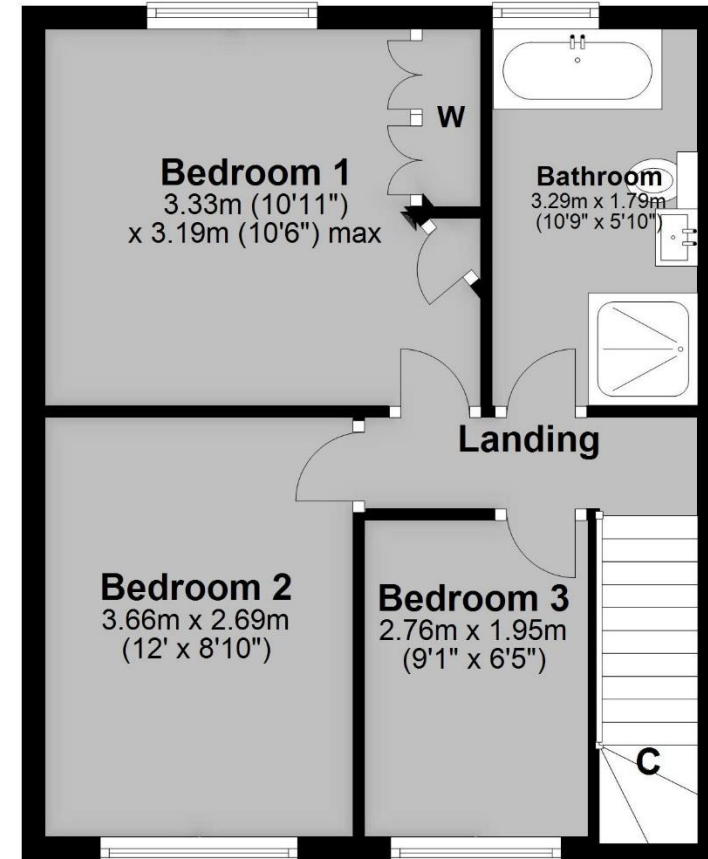
## Ground Floor

Approx. 59.0 sq. metres (635.4 sq. feet)

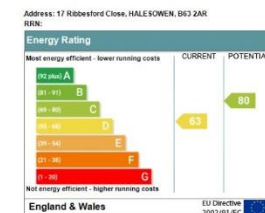


## First Floor

Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 99.2 sq. metres (1067.4 sq. feet)





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**Important:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>



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