



8 Ennerdale Drive, Hayley Green

Halesowen, B63 1HL

**Offers In Region Of
£350,000**

Located in this small cu de sac at the heart of the ever popular 'Squirrels' Estate in Hayley Green is this DETACHED FOUR BEDROOM property.

This lovely family home has gas central heating, double glazing and briefly comprises: entrance hall, downstairs WC, kitchen breakfast room, separate dining room, spacious lounge, four bedrooms, family bathroom and garage.

To the front is driveway parking and to the rear is a fully enclosed garden. EPC: TBA
NO CHAIN

LOCATION

The property is situated in this small cul de sac in the heart of the 'Squirrels Estate in Hayley Green Halesowen. Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre.

The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

ENTRANCE HALL

Door to front and stairs to first floor.

CLOAKROOM

7' 2" x 3' 8" (2.19m x 1.13m)

Low level WC and wash hand basin

LOUNGE

11' 3" x 19' 7" (3.44m x 5.98m) at widest point

Window to front and patio doors to the rear.

DINING ROOM

13' 0" x 12' 5" (3.97m x 3.8m)

Window to rear and storage cupboard.

BREAKFAST KITCHEN

9' 3" x 22' 9" (2.83m x 6.94m)

Two windows and door to side. A good range of eye and low level units incorporating: a useful breakfast bar, sink and drainer, gas hob with extractor over, electric oven and space for a fridge and freezer. Tiled flooring.



LANDING

Access to lost space and airing cupboard.

BEDROOM ONE

10' 5" x 11' 10" (3.18m x 3.62m)

Window to front and built in wardrobe.

BEDROOM TWO

10' 7" x 10' 0" (3.23m x 3.06m)

Window to front and built in wardrobes.

BEDROOM THREE

6' 11" x 8' 6" (2.11m x 2.61m)

Window to rear, fitted wardrobes.

BEDROOM FOUR

6' 3" x 10' 7" (1.91m x 3.24m)

Window to front and fitted wardrobes.

BATHROOM

7' 6" x 5' 7" (2.3m x 1.71m)

Window to rear. Two piece suite comprising: panelled bath with shower over and pedestal wash hand basin. Chrome heated towel rail.

SEPERATE WC

Window to rear and low level WC. Tile flooring.

GARAGE

9' 0" x 16' 5" (2.75m x 5.01m)

Up and over door to front. Power and light. Worcester Boiler.

OUTSIDE

FRONT: Block paved driveway leading to the garage

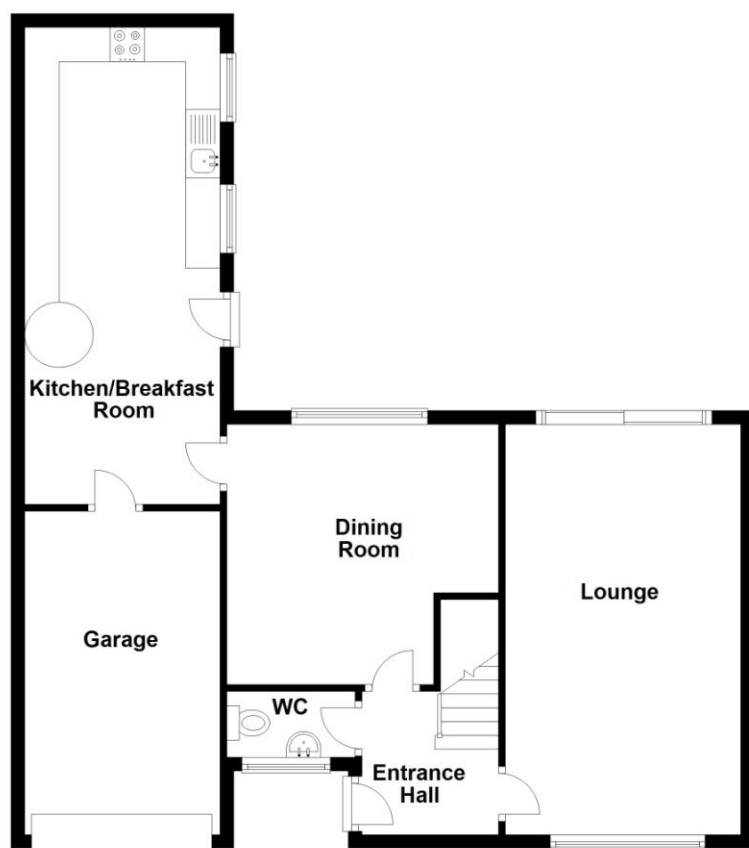
REAR: Laid to lawn with patio area and mature planted borders and trees.

TENURE

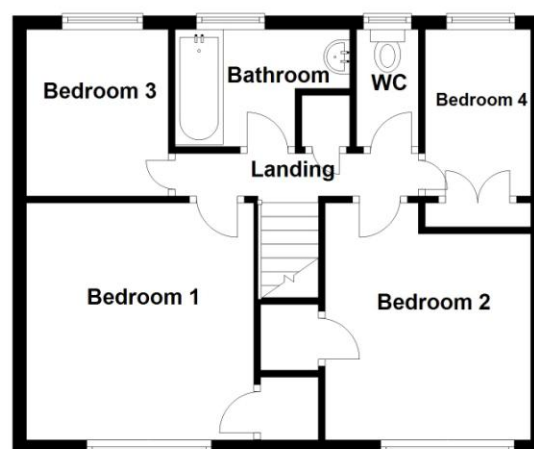
We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.



Ground Floor



First Floor



FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points.

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