

for sale

offers in the region of **£485,000**



## Drews Holloway HALESOWEN B63 2AG

A stunning four bedroom detached residence in a popular and convenient location, beautifully presented throughout with spacious and versatile accommodation. This four bedroom property has been thoughtfully improved by the current owners and has been finished to a very high standard. Benefiting from open-plan-living, the property briefly comprises: entrance hall, downstairs W.C, re-fitted kitchen/dining room, lounge, utility room, three large double bedrooms to the first floor, large master bedroom to the second floor, family bathroom, separate shower room, double garage, pleasant front and rear



# Drews Holloway HALESOWEN B63 2AG

## Approach

The property has a large driveway to the front with lawn and established shrubs, there is access to the double garage, gated side access to the rear garden, storm porch with step up to front door opening to:

## Entrance Hall

A grand entrance hall with herringbone flooring, central heating radiator, stairs up to first floor accommodation, spotlights to ceiling, doors leading to:

## Downstairs W.C

A convenient downstairs W.C with low level W.C, wash hand basin, part tiling to walls, spotlights to ceiling, central heating radiator.

## Re-Fitted Kitchen/Dining Room

10' 9" max x 26' 8" max ( 3.28m max x 8.13m max )

A stunning, open-plan kitchen/dining area fitted with Herringbone flooring throughout.

### Re-Fitted Kitchen:

A stunning, re-fitted kitchen fitted with a range of wall and base units with work surfaces over, kitchen island with storage and breakfast bar, electric hob with extractor fan over, integrated double oven, integrated dishwasher, space for fridge/freezer, tiled splashbacks, spotlights to ceiling, double glazed window to front elevation, bespoke fitted blinds, door to utility room, archway opening to:

### Dining Area:

Central heating radiator, space for dining table, spotlights to ceiling, double glazed French doors opening to rear garden, bespoke fitted blinds, sliding double doors opening to:

## Lounge

12' 9" x 14' 6" into bay ( 3.89m x 4.42m into bay )

Herringbone flooring, central heating radiator, bespoke fitted blinds large double glazed bay window to front elevation.





## Utility Room

4' 10" x 16' 7" max ( 1.47m x 5.05m max )

A convenient utility space with fitted with base units with work surfaces over, sink and tap, plumbing for appliances, Herringbone flooring, spotlights to ceiling, double glazed obscured window to rear elevation, double glazed window to side elevation, double glazed door to rear garden, door to double garage.

## Double Garage

16' 1" max x 27' 6" max ( 4.90m max x 8.38m max )

Large double garage with up and over door and boiler.

## First Floor Landing

Stairs up to second floor accommodation, double glazed obscured window to side elevation, bespoke fitted blinds, doors leading to:

## Bedroom Two

12' 8" x 12' 10" ( 3.86m x 3.91m )

Wood effect flooring, central heating radiator, double glazed window to front elevation, bespoke fitted blinds.



## Bedroom Three

11' x 13' 1" ( 3.35m x 3.99m )

Central heating radiator, double glazed window to rear elevation.

## Bedroom Four

10' 4" max x 13' 6" ( 3.15m max x 4.11m )

Wood effect flooring, central heating radiator, spotlights to ceiling, double glazed window to front elevation, bespoke fitted blinds.

## Re-Fitted Bathroom

A spacious re-fitted bathroom with tiled walls, central heating radiator, spotlights to ceiling, low level W.C, pedestal wash hand basin, large bathtub, shower cubicle, two double glazed obscured windows to rear elevation, bespoke fitted blinds.

## Second Floor Landing

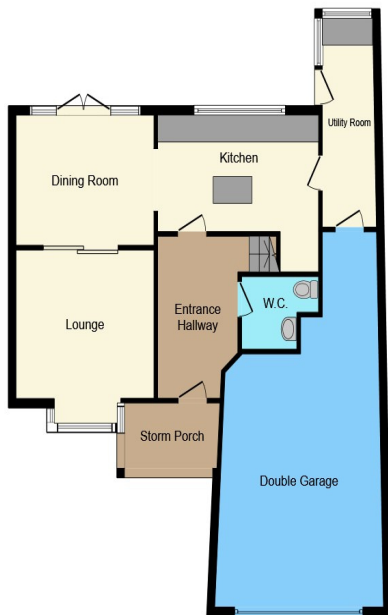
Double glazed obscured window to side elevation, bespoke fitted blinds, large storage cupboard/space, doors leading to:

## Master Bedroom

12' 10" max x 15' 3" ( 3.91m max x 4.65m )

A large master bedroom boasting lots of natural light, spotlights to ceiling, central heating radiator, two double glazed skylights,

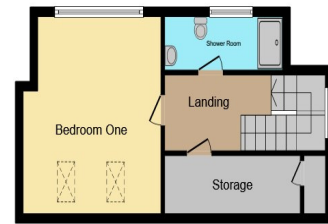




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 179.9 m<sup>2</sup> (1,936 sq.ft.) approx

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Property Ref: HSW316238 - 0003

Tenure: Freehold EPC Rating: E

Council Tax Band: E

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