

for sale

offers in the region of **£300,000**



## The Hawnelands Halesowen B63 3RT

An extended three bedroom semi-detached family home in a popular and convenient cul-de-sac location with close proximity to schools shops and transport links, benefitting from a loft room and freshly decorated interiors including new fitted kitchen and bathroom.. Perfect for families seeking flexible living space with rear extension perfect for dining or home working. The property briefly comprises: entrance hall, downstairs W.C, extended lounge/dining room, re-fitted kitchen, three good sized bedrooms, re-fitted family bathroom, loft room, large driveway, garage, rear garden. Viewing is highly recommended to appreciate the accommodation on offer.



# The Hawnelands Halesowen B63 3RT

## Approach

The property has a spacious driveway to the front, there is gated and covered side access leading to the rear garden, garage and kitchen. There is a step up to the double glazed front door opening to entrance hall.

## Entrance Hall

A large entrance hall leading to downstairs W.C, stairs up to first floor accommodation, double glazed obscured window to front elevation, door leading to extended lounge/dining room.

## Downstairs W.C.

A convenient downstairs W.C with a low level W.C and a double glazed obscured window to front elevation.

## Extended Lounge/Dining Room

An extended lounge/dining room with two central heating radiators, electric fireplace, two double glazed windows to side elevation, double glazed patio doors opening to rear garden, door leading to:

## Re-Fitted Kitchen

14' 9" x 6' 8" ( 4.50m x 2.03m )

A brand new kitchen fitted with a range of wall and base units with work surfaces over, sink and drainer, oven, space and plumbing for appliances, breakfast bar, central heating radiator, part tiling to walls, wood effect flooring, double glazed window to rear elevation, door leading to:

## Gates & Covered Side Access

There is a door from the kitchen to gated and covered side access to the front of the property and the rear garden, the space provides covered outside storage space and provides access to the garage.

## Landing

Central heating radiator, storage cupboard, access to loft room, doors leading to:

## Bedroom One

14' 1" x 9' 11" ( 4.29m x 3.02m )

Central heating radiator, double glazed window to rear elevation.



## Bedroom Two

12' 10" x 9' 10" ( 3.91m x 3.00m )

Central heating radiator, double glazed window to rear elevation.

## Bedroom Three

9' 5" x 9' 2" ( 2.87m x 2.79m )

Central heating radiator, double glazed window to rear elevation.

## Re-Fitted Bathroom

A brand new bathroom with central heating radiator, part tiling to walls, pedestal wash hand basin, low level W.C, bath with shower over, double glazed obscured window to front elevation.

## Loft Room

18' 1" x 9' 10" ( 5.51m x 3.00m )

Central heating radiator, part tiling to walls, pedestal wash hand basin, low level W.C, bath with shower over, double glazed obscured window to front elevation

## Garage

16' 4" x 8' 7" ( 4.98m x 2.62m )

Lighting fitted, electrics fitted, sink and tap, space and plumbing for appliances, double opening garage doors, window to side elevation.

## Rear Garden

A good sized rear garden with a patio area, with a step up to a large decking area, planting borders, outside tap, fencing to border, covered and gated side access to front of property







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Property Ref: HSW316294 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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