

for sale

offers in the region of **£450,000**



Golden Orchard Halesowen B62 8TR

A fabulous detached family home on a popular development benefitting from double garage and NO UPWARD CHAIN. Gated entrance to the first three houses provides secured access, the property briefly comprises: hallway, kitchen/dining room, utility room, downstairs w.c, lounge, four bedrooms, en-suite to master, family bathroom, good sized rear garden. Viewing is highly recommended to appreciate the accommodation on offer

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Approach

The property is situated on a small cul-de-sac just before the main entrance to Golden Orchard giving access to the first three houses with gated entrance. Two up and over doors to the detached double garage, lawn to the front with pathway to the front door.

Hallway

Stairs to first floor accommodation, under stairs cupboard, central heating radiator, doors leading to:

Lounge

Double glazed window to front elevation, two central heating radiators, double glazed French doors to rear garden

Kitchen/Dining Room

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven, gas hob with extractor over, double glazed windows to front and rear elevation, door to utility

Utility

Plumbing for washing machine, space for appliances, double glazed door to the rear garden

First Floor Landing

Doors leading to:

Bedroom One

Double glazed window to rear elevation, central heating radiator, door to en-suite

En-Suite

Comprising: shower cubicle, wash hand basin, low level w.c., double glazed obscured window to rear elevation

Bedroom Two

Double glazed window to front elevation, central heating radiator

Bedroom Three

Double glazed window to rear elevation, central heating radiator

Bedroom Four

Double glazed window to front elevation, central heating radiator, fitted cupboard



Family Bathroom

Comprising: panelled bath, wash hand basin, low level w.c, part tiling to walls, central heating radiator, double glazed obscured window to rear elevation

Rear Garden

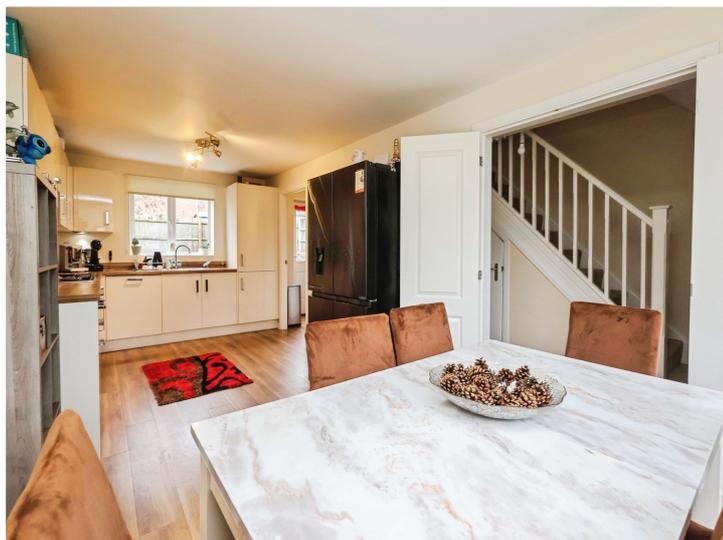
Slabbed patio with lawn beyond, fencing to borders

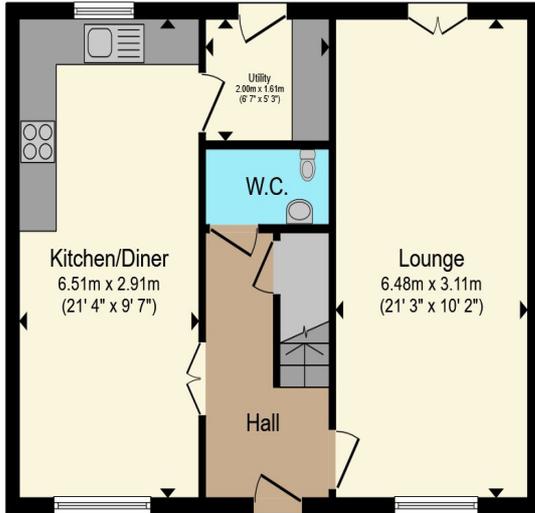
Detached Double Garage

Two up and over doors open to the double garage with space for storage in the rafters.

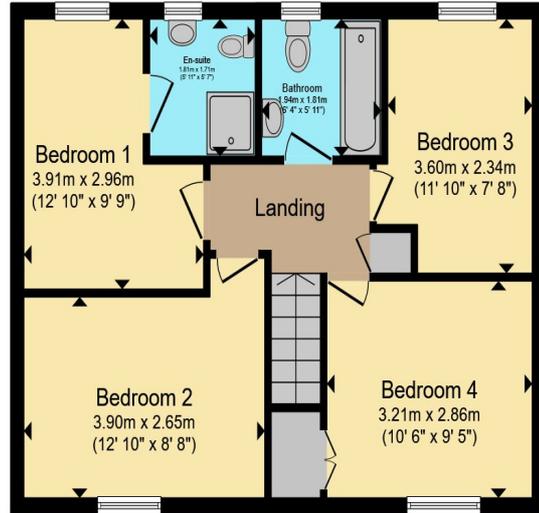
Estate Charge

There is an estate charge payable, the vendor advises it is currently £106 every 6 months, ask your legal advisor for further clarification





Ground Floor



First Floor

Total floor area 103.8 m² (1,117 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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Property Ref: HSW316449 - 0002

Tenure:Freehold EPC Rating: C

Council Tax Band: E

view this property online connells.co.uk/Property/HSW316449



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