

for sale

offers in the region of **£295,000**



Sandringham Road HALESOWEN B62 8TJ

A three bedroom detached family home tucked away in a quiet cul-de-sac in a popular and convenient location close to transport links, shops and other local amenities. Perfect for families, the property benefits from generous living space, a garage and off road parking. Briefly comprising: entrance hall, downstairs W.C, lounge/dining room, conservatory, kitchen with utility area, three good sized bedrooms, re-fitted shower room, pleasant rear garden, driveway and a garage. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has a shared access driveway to the front, with access to the private driveway to the side of the property, front door opening to entrance hall, there is a pebbled foregarden and a double gate opening to carport, rear garden and garage access.

Entrance Hall

Wood effect flooring, stairs up to first floor accommodation, central heating radiator, storage cupboard, doors leading to:

Downstairs W.C

A convenient downstairs W.C with tiled flooring, tiled walls, low level W.C, vanity wash hand basin, double glazed obscured window to front elevation.

Lounge/Dining Room

11' 11" max x 21' 11" (3.63m max x 6.68m)

Wood effect flooring, two central heating radiators, electric fireplace, space for dining table, double glazed bow window to front elevation, double glazed French doors opening to conservatory.

Conservatory

11' 8" x 8' 6" (3.56m x 2.59m)

A bright conservatory fitted with underfloor heating, spotlights to ceiling, double glazed patio door to side elevation, double glazed door to side elevation, double glazed windows to front and side elevation. All doors mentioned lead to rear garden.

Kitchen

10' 1" max x 13' 1" max (3.07m max x 3.99m max)

Fitted with a range of wall and base units with work surfaces over, integrated oven, gas hob, extractor over, one and a half sink and drainer, breakfast bar, part tiling to walls, double glazed window to rear elevation, archway to utility.

Utility Area

Space and plumbing for appliances, boiler, door opening to side of the property.

Landing

Double glazed obscured window to side elevation, doors leading to:



Bedroom One

10' 10" x 12' 4" (3.30m x 3.76m)

Central heating radiator, two fitted wardrobes, loft hatch, double glazed window to rear elevation.

Bedroom Two

10' 9" x 9' 5" (3.28m x 2.87m)

Central heating radiator, double glazed window to front elevation.

Bedroom Three

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

Central heating radiator, storage cupboard, double glazed window to rear elevation.

Re-Fitted Shower Room

Re-fitted bathroom with large walk in shower, low level W.C, vanity wash hand basin, mirrored storage unit, tiled walls, tiled flooring, heated towel rail, extractor, spotlights to ceiling, double glazed obscured window to front elevation.

Garage

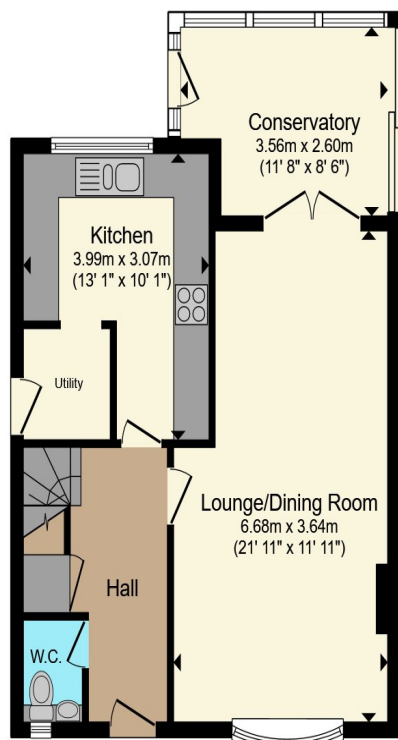
8' 3" x 16' 2" (2.51m x 4.93m)

The garage is accessed via the gated side access to the property, as well as the rear garden. The garage is fitted with an up and over door.

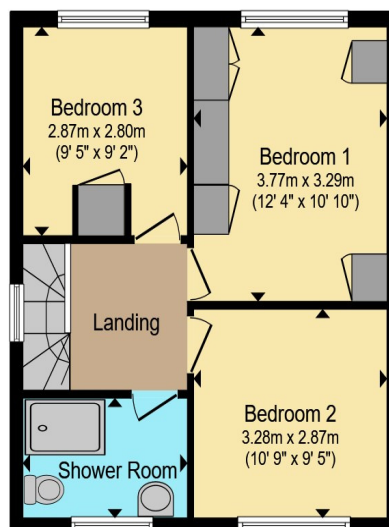
Pleasant Rear Garden

A pleasant, low maintenance rear garden with a carport, steps up to artificial grass, wood shed, outside socket, fence enclosed.





Ground Floor



First Floor

Total floor area 96.1 m² (1,034 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

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Property Ref: HSW316005 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: D

view this property online connells.co.uk/Property/HSW316005



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