

for sale

offers in the region of **£335,000**



## Broadway Avenue Halesowen B63 4QT

A well-presented four bedroom semi-detached family home in a popular and convenient Halesowen location close to schools, transport links and other local amenities. Benefitting from spacious and versatile accommodation throughout, this property is perfect for growing families. Briefly comprising: lounge/dining room, study/bedroom four, shower room, kitchen, three upstairs bedrooms, family bathroom, driveway and pleasant rear garden with sauna. Viewing is highly recommended to appreciate the accommodation on offer.

# Broadway Avenue Halesowen B63 4QT

## Approach

The property has a well-kept front garden with lawn and well established shrubs, gated access to rear garden, there is a driveway and a step up to front door opening to:

## Lounge/Dining Room

A large lounge/dining room perfect for entertaining. Stairs up to first floor accommodation, space for dining table, storage cupboard, log burner, two central heating radiators, double glazed bow window to front elevation, double glazed Patio doors opening to rear garden, doors to:

## Study/Bedroom Four

Previously the garage, this study/bedroom space is perfect for anyone working from home or looking for an additional bedroom. Central heating radiator, double glazed window to front elevation, double glazed skylight to ceiling, door to shower room/en-suite.

## Shower Room/En-Suite

Low level W.C, vanity wash hand basin, shower cubicle, heated towel rail, spotlights to ceiling, double glazed obscured window to side elevation.

## Kitchen

Fitted with a range of wall and base units with work surfaces over, sink and drainer, integrated oven and microwave, gas hob, cooker hood over, integrated dishwasher, integrated washing machine, integrated fridge/freezer, breakfast bar, central heating radiator, double glazed window to rear elevation, double glazed window to side elevation, door to side passage.

## Landing

Loft hatch, storage cupboard, doors to:

## Bedroom One

Central heating radiator, large fitted wardrobes, double glazed window to rear elevation.

## Bedroom Two

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



## Bedroom Three

Central heating radiator, double glazed window to front elevation.

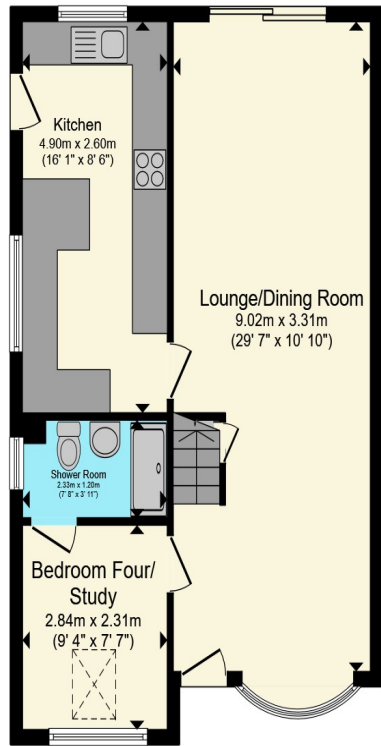
## Re-Fitted Bathroom

Tiled flooring and walls, bath with shower over, low level W.C, vanity wash hand basin, heated towel rail, spotlights to ceiling, double glazed obscured window to rear elevation.

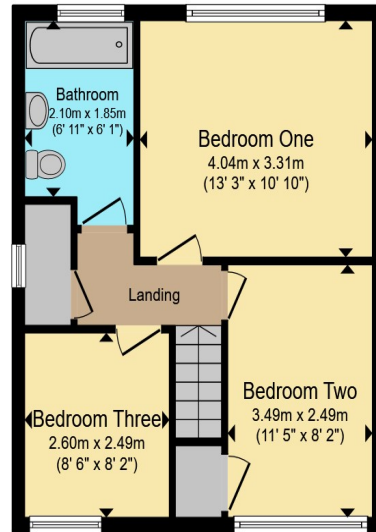
## Rear Garden

A good sized, fence enclosed rear garden with sheltered patio area, composite shed with electrics, pathway leading to further garden, outdoor sockets, sauna, another composite shed, well established shrubs and planting beds and a small pond. There is gated access via a side passage to the front of the property.





**Ground Floor**



**First Floor**

Total floor area 98.0 m<sup>2</sup> (1,055 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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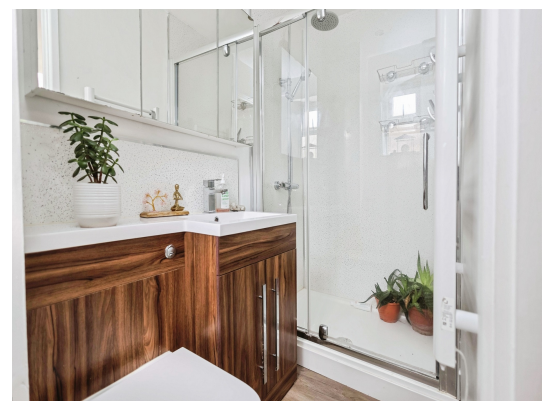
10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW316499 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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