

for sale

offers in the region of

**£320,000**



## Willowsbrook Road Halesowen B62 9RG

A well presented three bedroom family home situated in a popular and convenient location close to transport links, shops and other local amenities. The property benefits from a large driveway and versatile accommodation throughout, as well being offered with NO UPWARD CHAIN. Briefly comprising: porch, entrance hall, lounge/dining room, kitchen, utility, downstairs W.C, garage, three good sized bedrooms, family bathroom, pleasant rear garden and a large driveway. Viewing is highly recommended to appreciate the accommodation on offer.

# Willowsbrook Road Halesowen B62 9RG

## Approach

The property has a large driveway to the front, with a part low wall and well established shrubs, door opening to:

## Porch

Tiled flooring, door opening to:

## Entrance Hall

Central heating radiator, storage cupboard, stairs up to first floor accommodation, door to lounge/dining room, archway to kitchen, two windows to front elevation.

## Lounge/Dining Room

11' 4" max x 26' 10" into bay ( 3.45m max x 8.18m into bay )

Two central heating radiators, gas fireplace, built in storage with glass door, space for dining table, double glazed patio doors opening to rear garden, double glazed bay window to front elevation.

## Kitchen

8' 6" max x 8' 9" max ( 2.59m max x 2.67m max )

Fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, space and plumbing for appliances, central heating radiator, window to rear elevation, part tiling to walls, extractor, door to utility.

## Utility

4' 10" x 16' 3" ( 1.47m x 4.95m )

A convenient utility space with sink and drainer, base units with work surfaces over, space and plumbing for appliances, boiler, door to garage, two double glazed windows to rear elevation, double glazed window to side elevation, door to rear garden.

## Downstairs W.C

A convenient downstairs W.C with low level W.C.

## Landing

Loft hatch, double glazed obscured window to side elevation, doors to:

## Bedroom One

11' 11" x 11' 5" max ( 3.63m x 3.48m max )

Central heating radiator, part panelled walls, double glazed window to front elevation.

## Bedroom Two

9' 10" max x 11' 11" ( 3.00m max x 3.63m )

Central heating radiator, double glazed window to rear elevation.



## Bedroom Three

8' 8" x 8' ( 2.64m x 2.44m )

Central heating radiator, double glazed window to rear elevation.

## Bathroom

Low level W.C, vanity wash hand basin, mirrored storage unit, bath with shower over, part tiling to walls, heated towel rail, extractor, double glazed obscured window to front elevation.

## Garage

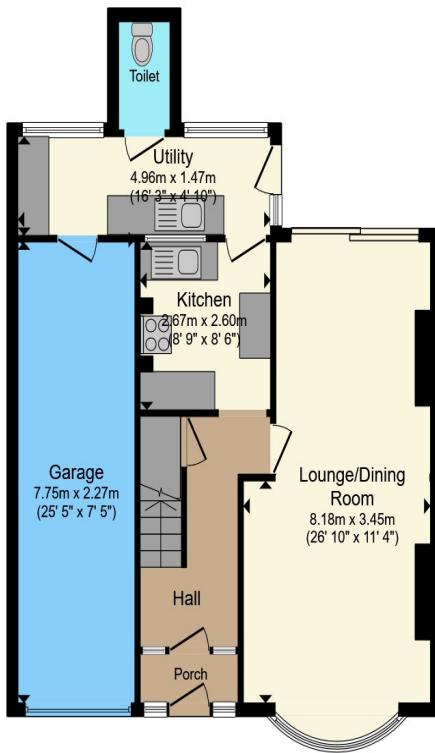
7' 5" max x 25' 6" ( 2.26m max x 7.77m )

An integral garage that can be accessed via the front of the property via up and over door, or from the utility room.

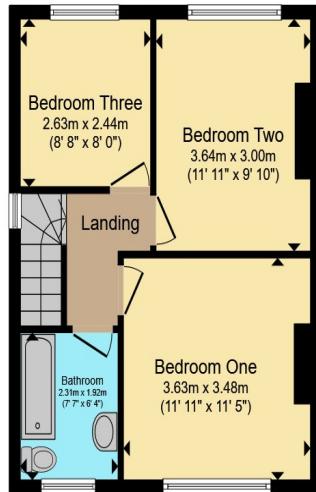
## Pleasant Rear Garden

A pleasant, fence enclosed rear garden with patio area, lawn beyond, planting borders with well established shrubs, decking area to the rear, wood shed.





**Ground Floor**



**First Floor**

Total floor area 109.4 m<sup>2</sup> (1,178 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](http://www.propertybox.io)

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Property Ref: HSW315612 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: C

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