

for sale

offers in the region of **£415,000**



Hambleton Road Halesowen B63 1JT

A superb three-bedroom detached home situated on the ever-popular Squirrels Estate, offered with NO UPWARD CHAIN with exceptionally generous and extended accommodation perfect for modern family living. This impressive property boasts large, well-proportioned rooms throughout, providing a fantastic sense of space and versatility ideal for both relaxing and entertaining. Briefly comprising: porch, hallway, lounge, breakfast kitchen, utility room, downstairs shower room, study, conservatory, three bedrooms, family bathroom, driveway, front and rear garden. Viewing recommended to appreciate accommodation on offer.

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Approach

The property has a well kept front garden with a block paved driveway, gated access to the rear garden, front door opening to:

Porch

Door to:

Entrance Hall

Central heating radiator, stairs up to first floor accommodation, door to:

Lounge

Fireplace, central heating radiator, double glazed bay window to front elevation, spotlights to ceiling, door to:

Breakfast Kitchen

Fitted with a range of wall and base units with work surfaces over, electric hob, cooker hood over, integrated oven, undermount sink with mixer tap, part tiled walls, tiled flooring, spotlights to ceiling, space for American fridge freezer, breakfast bar, storage cupboard, double glazed window to rear elevation, double glazed French doors opening to conservatory, doors to:

Utility Room

Fitted with a range of wall and base units with work surfaces over, undermount sink and mixer tap, heated towel rail, tiled flooring, spotlights to ceiling, double glazed window to rear elevation, door to rear garden, door to:

Downstairs Shower Room

Low level W.C, vanity wash hand basin, shower cubicle, tiled flooring, tiled walls, double glazed obscured window to side elevation, spotlights to ceiling.

Study

Central heating radiator, double glazed window to rear elevation.

Conservatory

Wood effect flooring, double glazed windows to side elevations and rear elevation, double glazed French doors opening to rear garden.

Landing

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



Bedroom One

Central heating radiator, wood effect flooring, double glazed window to front elevation.

Bedroom Two

Central heating radiator, double glazed window to rear elevation.

Bedroom Three

Central heating radiator, double glazed window to front elevation.

Family Bathroom

Jacuzzi bath with shower over, low level W.C, vanity wash hand basin, part tiled walls, tiled flooring, spotlights to ceiling, double glazed obscured window to rear elevation.

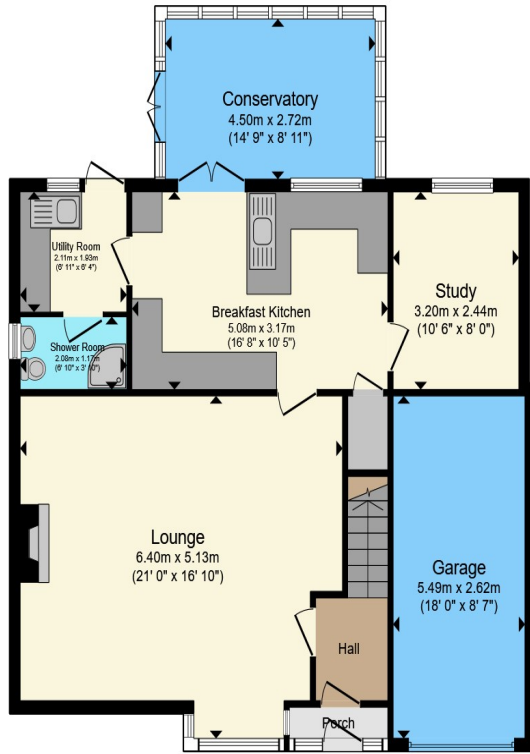
Garage

Up and over door.

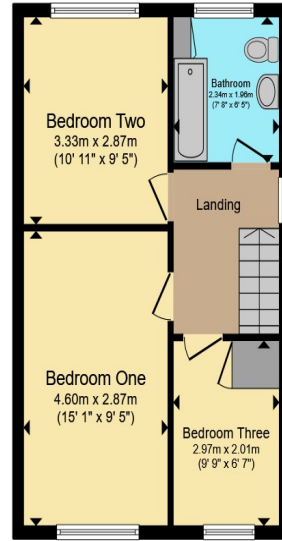
Rear Garden

Patio area, lawn beyond, well established shrubs, gated access to the front of the property.





Ground Floor



First Floor

Total floor area 138.3 m² (1,489 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

T 0121 550 6465
E halesowen@connells.co.uk

10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316690 - 0003

Tenure:Freehold EPC Rating: Awaited

Council Tax Band: E

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