

8 Hopwood Close, Halesowen, B63 4QP



TOTAL FLOOR AREA : 1343 sq.ft. (124.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Hopwood Close, Halesowen



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****TREMENDOUS OPTION FOR UPSIZERS** **FOUR DOUBLE BEDROOMS***
Superbly presented, four bedroom extended detached property on a large plot in this most popular of cul-de-sac locations; great for schools, access to local amenities, transport links and views of Clent and the surrounding countryside. The property briefly comprises: large sitting room, downstairs double bedroom, open plan refitted kitchen/diner, shower room, downstairs wc, dual aspect lounge, conservatory, dry store, three double bedrooms and modern family bathroom to first floor. The property further benefits from: large wide rear garden, driveway to front and gas central heating. **VIEWING ESSENTIAL TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION.** EPC: C

Offers In The Region Of £390,000 - Freehold

Hicks Hadley



Sitting Room 15'7 x 11' (max) (4.75m x 3.35m (max))

With central heating radiator, storage cupboard, stairs to first floor, obscured double glazed front door entry, double glazed window to front elevation and doors into:

Downstairs Bedroom 13'7 x 7'9 (4.14m x 2.36m)

With central heating radiator, built in wardrobe, storage cupboard and double glazed window to front elevation.

Open Plan Kitchen/Diner 19'7 x 16' (max) (5.97m x 4.88m (max))

To include:

Refitted Kitchen 15'9 x 8'4 (4.80m x 2.54m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, cooker point, extra width extractor chimney, plumbing for dishwasher, space for fridge/freezer, part ceramic tiling, central heating radiator, breakfast bar area, obscured window to side elevation, double glazed window to rear elevation, door into dry store and open access into:

Dining Room 16' x 10'10 (4.88m x 3.30m)

With central heating radiator, double glazed French doors into conservatory and doors into:

Dual Aspect Lounge 14'8 x 13'4 (4.47m x 4.06m)

With central heating radiator, double glazing to rear elevation and double glazed window to front elevation.

Shower Room

With shower cubicle, vanity wash hand basin, obscured double glazed window to side elevation and door into:

Downstairs WC

With low flush wc and obscured double glazed window to rear elevation.

Dry Store 23'5 x 3'6 (7.14m x 1.07m)

With plumbing for automatic washing machine and space for dryer.

Conservatory

With double glazing to side and rear elevation and door into garden.

Landing

With loft hatch and doors into:

Bedroom One 11' x 9'8 (3.35m x 2.95m)

With central heating radiator, two integrated wardrobes and double glazed window to rear elevation.

Bedroom Two 11'4 x 7'9 (3.45m x 2.36m)

With central heating radiator, integrated wardrobe, storage cupboard and double glazed window to front elevation.

Bedroom Three 8'4 x 8'1 (2.54m x 2.46m)

With central heating radiator, integrated wardrobe and double glazed window to front elevation.



Refitted Dual Aspect Bathroom 10'9 x 5'6 (max) (3.28m x 1.68m (max))

Having panel bath, separate shower cubicle, pedestal wash hand basin, low flush wc, part ceramic tiling, central heating radiator, obscured double glazed window to side elevation and obscured double glazed window to rear elevation.

Outside

Front: With driveway leading to front door.

Rear: Wide garden with block paved patio areas on either side of the conservatory, large lawn, border pathway to the right hand side and mature boundary shrubbery offering privacy.

Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.



COUNCIL TAX BAND: D

All mains services are connected (gas/water/electric).

Broadband/mobile coverage- please check on link-
[//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: C

