

for sale

offers in the region of **£525,000**



Goodrest Avenue Halesowen B62 0HR

An extended and much improved family home in a sought after and convenient location. Ideal for families, this property is well-presented throughout and benefits from a good sized rear garden with brick outbuilding. Briefly comprising: hallway, study, lounge, open-plan living room and kitchen, utility, downstairs w.c, four bedrooms, family bathroom and off road parking to the front. A superb traditional property modernised throughout offering a perfect mix of tradition and modern living. Benefitting from security bollards, Worcester Bosch boiler with warranty, Heat miser three Zone Underfloor Heating System, aircon unit in the open-plan living room and security and alarm system. Viewing highly recommended

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Approach

The property has a driveway to the front with four security bollards, front door opens to hallway. Benefitting from a 1 KWH ICS wall mounted EV charger to the front

Hallway

A welcoming hallway with tiled flooring, under floor heating to the ground floor in different zones, stairs to first floor accommodation, coving to ceiling, part wood panelling and doors leading to:

Study

Double glazed window to front elevation, tiled flooring with under floor heating, storage cupboard housing re-fitted central heating boiler, ethernet ports to high speed broadband

Lounge

Double glazed bay window to front elevation, central heating radiator, tiled flooring with under floor heating, wood panelling to walls and ethernet points for high speed broadband

Open-Plan Kitchen/Living Room

A stunning open plan room perfect for families with defined areas for kitchen, dining and living space. Fitted with a range of wall and base units with work surfaces over, space for range master cooker with cooker hood over, central island with breakfast bar with sink and Perrin & Rowe boiling water tap, Bosch integrated dishwasher, Bosch integrated fridge freezer, space for table and chairs, Fujitsu Air Con Unit , tiled flooring with under floor heating, ethernet points for high speed broadband, lantern roof with double glazed doors opening to the rear garden, door to utility

Utility Room

Fitted with wall and base units with work surfaces and sink and drainer, plumbing for washing machine, tiled flooring and space for appliances

Downstairs W.C

Low level w.c, vanity wash hand basin, extractor and tiling to floor

First Floor Landing

Access to insulated loft space and doors leading to:



Bedroom One

Double glazed bay window to front elevation, central heating radiator, coving to ceiling, wood panelling to walls

Bedroom Two

Double glazed bay window to rear elevation, central heating radiator, coving to ceiling, fitted wardrobes and wood effect flooring

Bedroom Three

Two double glazed windows to rear elevation, wood effect flooring, coving to ceiling, two central heating radiators

Bedroom Four

Double glazed window to front elevation, central heating radiator, wood effect flooring and feature glass panel

Family Bathroom

Comprising: bath with mixer shower over, shower cubicle, vanity wash hand basin, central heating radiator, low level w.c, skylight and double glazed obscured window to front elevation

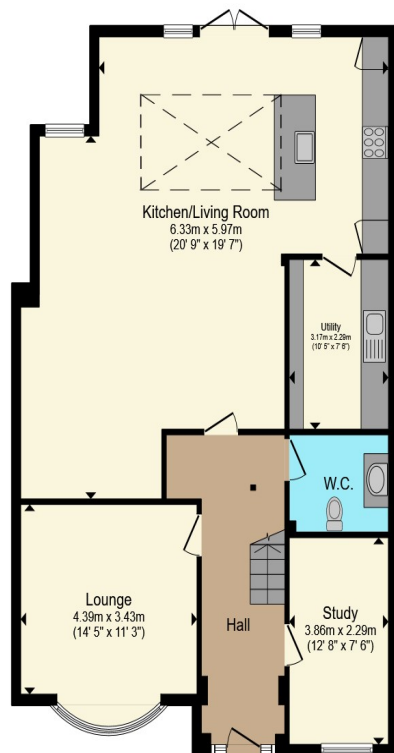
Rear Garden

A good sized rear garden perfect for families and entertaining with patio area, outside tap, fencing to borders and steps down to large lawn with pathway leading down to the useful outbuilding.

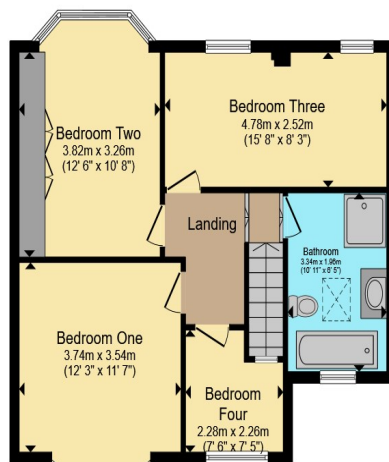
Outbuilding

Ideal for working from home this insulated brick outbuilding has two windows, wood flooring, power and lighting and internet.





Ground Floor



First Floor

Total floor area 166.7 m² (1,795 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

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Property Ref: HSW315344 - 0003

Tenure:Freehold EPC Rating: D

Council Tax Band: C

view this property online
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