

for sale

offers in the region of **£300,000**



Holcroft Road Halesowen B63 2LL

A deceptively spacious and versatile property in a cul-de-sac location providing ample off road parking. Briefly comprising: hallway, lounge, three bedrooms, shower room, kitchen, study, dressing room, loft room with bathroom suite, rear garden with two summerhouses, large under house storage, driveway with additional parking to the side. Ideal for growing families or multi-generational living, viewing is highly recommended.

Holcroft Road Halesowen B63 2LL

Approach

The property has a driveway with steps down to the front of the property with lawned area, door to side entry, further off road parking to the side and front door opens to porch

Porch

Door opens to hallway

Hallway

Steps to the loft room, central heating radiator, doors leading to:

Lounge

Double glazed window to front elevation, media wall with fireplace and shelving, central heating radiator

Kitchen

Fitted with a range of wall and base units with work surfaces over, gas hob, two double ovens, sink and drainer, part tiling to walls, central heating radiator, double glazed window to rear elevation with far reaching views, door to side lobby

Bedroom One

Double glazed window to front elevation, central heating radiator, fitted wardrobes

Bedroom Two

Double glazed window to rear elevation, coving to ceiling and central heating radiator

Bedroom Three

Double glazed window to rear elevation, central heating radiator, archway to dressing room

Dressing Room

Double glazed window to side elevation, central heating radiator, steps to study

Study

Two double glazed windows to rear elevation, central heating radiator, double glazed door opens to side garden



Shower Room

Comprising: shower cubicle, vanity wash hand basin, low level w.c, central heating radiator, double glazed obscured window to rear elevation

Loft Room

Double glazed roof window to rear elevation, central heating radiator, wood effect flooring, free standing bath, vanity wash hand basin, low level w.c,

Rear Garden

Covered patio area with further patio and lawned area, two summerhouses, timber shed, outside tap, fencing to borders, far reaching views, door to under house storage with central utility area and two large storages to either side.

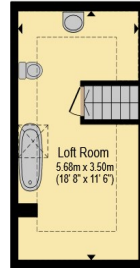
Side Garden

Patio area with raised bedding, lawn, fencing and access to front

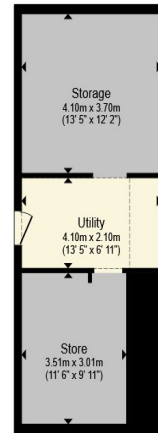




Ground Floor



First Floor



Under house Storage

Total floor area 160.2 m² (1,725 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

Connells

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: HSW315937 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: C

view this property online
connells.co.uk/Property/HSW315937



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk