Connells

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for sale

offers in the region of **£330,000**



Elm Drive Halesowen B62 9HT

A well-presented three bedroom detached family home in a quiet and convenient location close to transport links, shops and other local amenities. The property benefits from off-road parking, modern living and versatile accommodation throughout. Briefly comprising: entrance hall, downstairs W.C, lounge, kitchen/dining room, three bedrooms, en-suite to master, family bathroom, driveway, front and rear garden. Viewing is highly recommended to appreciate the accommodation on offer.

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Approach

The property has off-road parking with an EV charge point. There is gated access to the rear garden, a pleasant, well kept front garden with lawn, well established shrubs and a pathway leading to front door, opening to:

Entrance Hall

A welcoming entrance hall with wood effect flooring, central heating radiator, stairs up to first floor accommodation, doors leading to:

Downstairs Wc

A convenient downstairs W.C with central heating radiator, vanity wash hand basin, tiled splashback, low level W.C, extractor, double glazed obscured window to rear elevation.

Lounge

A large lounge with central heating radiator, electric fireplace, double glazed window to front elevation, double glazed French doors opening to rear garden.

Kitchen/Dining Room

A modern style kitchen fitted with a range of wall and base units with work surfaces over, one and a half sink and drainer, integrated oven, electric hob, cooked hood over, glass splashback, integrated dishwasher, integrated fridge, integrated freezer, space and plumbing for appliances, part tiling to walls, spotlights to ceiling, space for dining table, double glazed window to front elevation, double glazed French doors opening to rear garden.

Landing

Double glazed window to rear elevation, doors to:

Bedroom One

Central heating radiator, large fitted wardrobes, double glazed window to front elevation, door to en-suite.

En-Suite

Shower cubicle, part tiled walls, pedestal wash hand basin, extractor, low level W.C, double glazed obscured window to side elevation.



Bedroom Two

Wood effect flooring, central heating radiator, double glazed window to front elevation.

Bedroom Three

Loft hatch, central heating radiator, double glazed window to rear elevation.

Family Bathroom

Bath with shower over, low level W.C, pedestal wash hand basin, heated towel rail, tiled walls, mirrored storage unit, extractor, double glazed obscured window to front elevation.

Rear Garden

A good sized, fence enclosed rear garden, perfect for entertaining. Patio area, lawn beyond, separate patio area with wood shed, gated access to the driveway.

Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead













To view this property please contact Connells on

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Property Ref: HSW316985 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: D

view this property online
connells.co.uk/Property/HSW316985

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.

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