

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. Contact Connells Halesowen to arrange a viewing.

# Elm Drive Halesowen B62 9HT

## 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 W.C

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

10' 4" x 21' 1" max ( 3.15m x 6.43m max )

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

9' 6" x 17' 11" max ( 2.90m x 5.46m max )

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

9' 3" max x 17' 5" max ( 2.82m max x 5.31m max )

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

10' 5" x 10' 4" max ( 3.17m x 3.15m max )

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

## Bedroom Three

9' 8" x 10' 4" ( 2.95m x 3.15m )

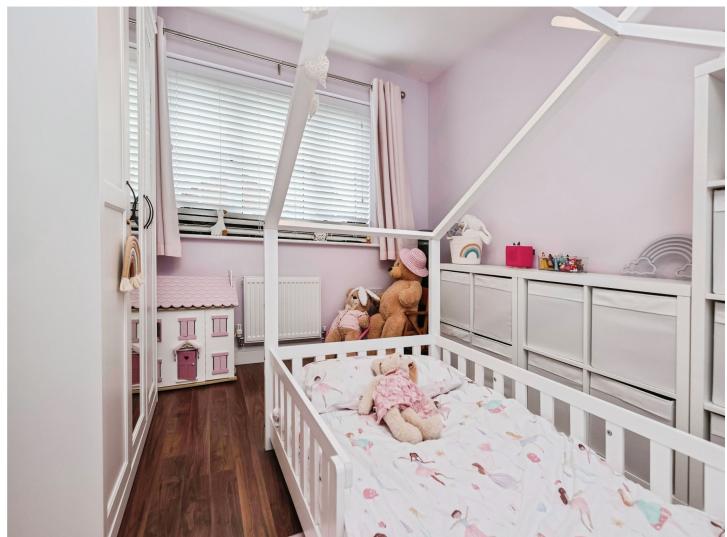
Loft hatch, central heating radiator, double glazed window to rear elevation.

## 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.



To view this property please contact Connells on

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10 Hagley Road  
HALESOWEN B63 4RG

Property Ref: HSW316393 - 0002

Tenure:Freehold EPC Rating: B

Council Tax Band: D

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