

for sale

offers in the region of **£310,000**



## 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,

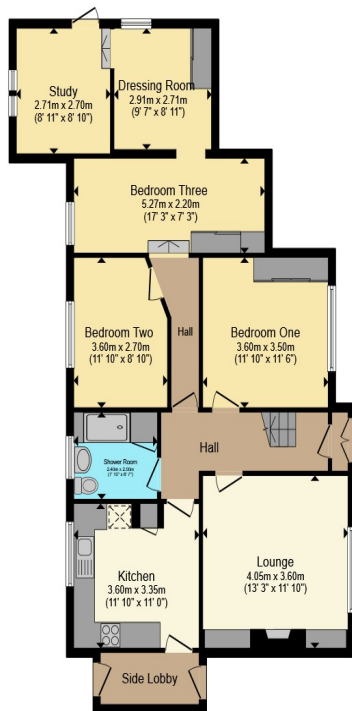
## Rear Garden

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.

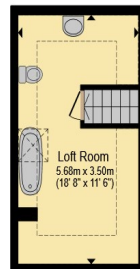
## Side Garden

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

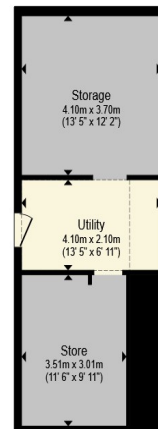




**Ground Floor**



**First Floor**



**Under house Storage**

Total floor area 160.2 m<sup>2</sup> (1,725 sq.ft.) approx

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**T 0121 550 6465**  
**E [halesowen@connells.co.uk](mailto:halesowen@connells.co.uk)**

10 Hagley Road  
 HALESOWEN B63 4RG

Property Ref: HSW315937 - 0004

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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