





# welcome to

# **Park Road, Halesowen**

\*\*\* IMMACULATELY PRESENTED SEMI-DETACHED PROPERTY \*\*\* FOUR GOOD SIZED BEDROOMS \*\*\* TWO RECEPTION ROOMS \*\*\* FITTED KITCHEN/DINER \*\*\* DOWNSTAIRS W/C \*\*\* LOFT SPACE CURRENTLY USED AS FIFTH BEDROOM \*\*\* FAMILY BATHROOM \*\*\* SECURE REAR GARDEN \*\*\* PRIVATELY GATED DRIVEWAY \*\*\* SUMMER HOUSE AT THE REAR \*\*\*















This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

#### Lounge

12' 3" x 14' 3" into breast ( 3.73m x 4.34m into breast ) Double glazed windows to the front, with feature gas fireplace and central-heating radiator.

## **Dining Room**

20' x 9' 7" ( 6.10m x 2.92m )

Double glazed windows to the front and rear, with electric fireplace and central-heating radiator.

### Kitchen/diner

13' 9" x 14' 5" ( 4.19m x 4.39m )

Double glazed windows to the rear, with wall and base units, worktops and splash backs ,made from Quartz, kitchen island with Quartz worktop, electric oven and gas hob, microwave, sink, space for a fridge freezer and washing machine, and walk-in larder.

#### **Toilet**

With w/c and sink.

#### **Bedroom One**

11' 6" x 7' 5" plus recess (  $3.51m \times 2.26m$  plus recess ) Double glazed windows to the rear, with fitted cupboard and central-heating radiator.

#### **Bedroom Two**

10' 2"  $\times$  10' 1" plus breast ( 3.10m  $\times$  3.07m plus breast ) Double glazed windows to the front, with central-heating radiator.

#### **Bedroom Three**

12' 3" to wardrobes x 9' 8" ( 3.73m to wardrobes x 2.95m ) Double glazed windows to the front, with centralheating radiator.

#### **Bedrom Four**

8' 7" x 7' 8" ( 2.62m x 2.34m )

Double glazed window to the rear, with central-heating radiator.

#### **Bathroom**

5' 7" x 6' 9" ( 1.70m x 2.06m )

Double glazed windows to the front, w/c, and Jacuzzi bath with shower over.

#### Rear Garden

With patio and side access.

#### **Agent Note**

The council tax band is A.





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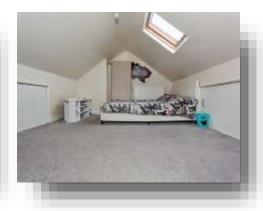
- Immaculately presented semi-detached property
- Four good sized bedrooms
- Two reception rooms
- Kitchen/Diner
- Downstairs W/C and upstairs family bathroom

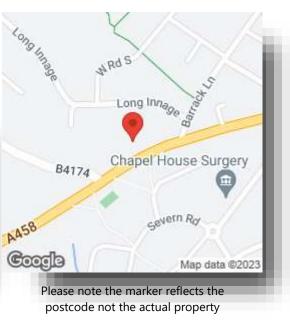
Tenure: Freehold EPC Rating: E

# £360,000









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