



**Vicarage Road, Halesowen B62 8HU**

**welcome to**

## **Vicarage Road, Halesowen**

Four generously sized bedrooms | Stylish extended kitchen with integrated appliances | Two versatile reception rooms | Ground floor shower room plus family bathroom | Private enclosed rear garden | Driveway providing off-road parking

### **Agent Note**

This property is council tax band B.

### **Entrance Porch**

Front door enters into entrance hall.

### **Entrance Hall**

Double glazed bay window to front, stairs to first floor, space for dining table, archway to reception room 1, and opening to reception room 2, laminate flooring.

### **Lounge**

15' 3" x 9' 6" ( 4.65m x 2.90m )

Double glazed windows to front & side, door to reception room 2, laminate flooring, ceiling light connection, central heating radiator.

### **Reception Room**

18' 7" x 16' 2" ( 5.66m x 4.93m )

Double glazed double doors to garden, double doors to kitchen, laminate flooring, central heating radiator, ceiling light connection, stairs to first floor.

### **Kitchen/Diner**

18' 1" x 12' 6" ( 5.51m x 3.81m )

Double glazed window to side, door to small hall, ceiling spotlights, integrated hob with extractor hood over, integrated oven, range of modern wall & base units with worktops over & breakfast bar, sink & drainer, tiled splash-back, laminate flooring.

### **Hall**

Door to rear garden, door to bathroom.

### **Shower Room**

7' 9" x 6' 3" ( 2.36m x 1.91m )

Double glazed frosted window to side, fully tiled, corner shower cubical, low level flush w/c, wash hand basin with mixer tap and mirror above.

### **Landing**

Doors to all four bedrooms & bathroom, storage cupboard.

### **Bedroom 1**

12' 1" x 11' 11" ( 3.68m x 3.63m )

Double glazed windows to front, ceiling light connection, central heating radiator, carpet.

### **Bedroom 2**

11' 11" x 10' 2" ( 3.63m x 3.10m )

Double glazed window to front, ceiling light connection, central heating radiator, laminate flooring.

### **Bedroom 3**

12' x 8' 6" ( 3.66m x 2.59m )

Double glazed window to rear, ceiling light connection, central heating radiator, carpet.

### **Bedroom 4**

9' 11" x 7' 7" ( 3.02m x 2.31m )

Double glazed window to side.

### **Bathroom**

10' 4" x 6' 3" ( 3.15m x 1.91m )

Double glazed frosted windows to rear, ceiling light connection, part tiled walls & tiled floor, low level flush w/c, wash hand basin with hot & cold taps, corner bath.





### **Front Garden**

Fully block paved driveway.

### **Rear Garden**

Large lawn, large patio area, wooden shed, fencing for privacy.

### **Parking**

Driveway to front of property.



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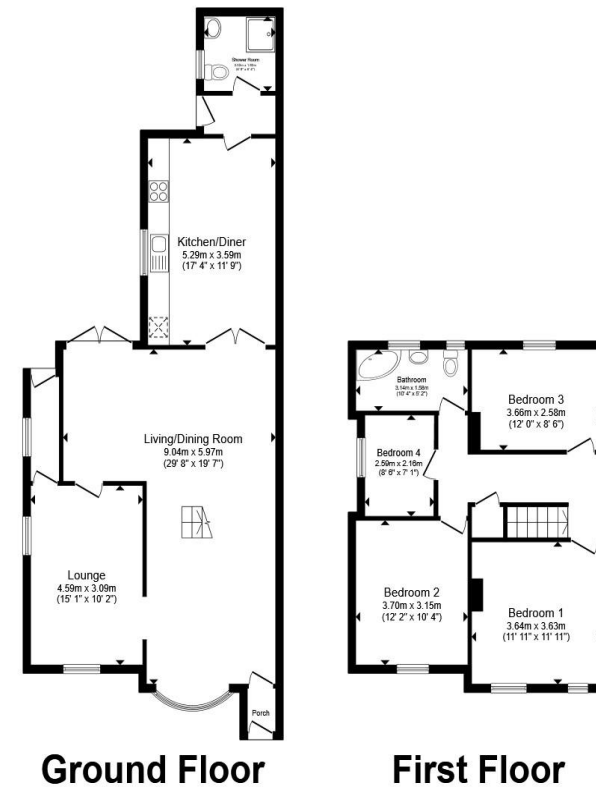
welcome to

## Vicarage Road, Halesowen

- Four generously sized bedrooms
- Stylish extended kitchen with integrated appliances
- Two versatile reception rooms
- Ground floor shower room family bathroom
- Family bathroom upstairs

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£345,000**



Total floor area 140.7 m<sup>2</sup> (1,515 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](http://www.propertybox.io)



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