

for sale

offers over **£450,000**



Greenhill Road Halesowen B62 8EX

A stunning detached home in a sought after location occupying a good sized corner plot with planning permission granted for further extension to the rear, this traditional property retains many original features whilst being upgraded and much improved by the current owners. An ideal home for growing families, benefitting from spacious rooms, off road parking with EV charging point, Verisure security system, Tado heating control and smart outdoor lighting. Briefly comprising: porch, hallway, lounge, kitchen, dining room, conservatory, utility, downstairs w.c, large landing, three good sized bedrooms, en-suite to master, family bathroom, large rear garden with gates to the rear to access large concrete storage with power, driveway to the front. Viewing is essential to appreciate the accommodation on offer

Greenhill Road Halesowen B62 8EX

Approach

The property has a driveway to the front with 7KW home EV charging point, lighting and planted borders. Double glazed doors open to the porch. There is access to the side of the property down to the rear with gates opening to rear garden and storage

Porch

Wood effect flooring, door to hallway

Welcoming Hallway

A welcoming hallway with stairs to first floor accommodation, central heating radiator and cloaks cupboard. The property benefits from a Verisure monitored security system which can be left, a monthly subscription would be applicable, this also includes cameras and smoke cannons

Lounge

18' 8" into bay x 11' 11" (5.69m into bay x 3.63m)

Double glazed bay window to front elevation, central heating radiator, log burner with feature surround, wood effect flooring, double glazed patio doors to conservatory, double glazed window to side elevation

Conservatory

13' 11" x 11' 6" (4.24m x 3.51m)

Double glazed French doors open to the rear garden, tiled flooring, double glazed door to side, door to utility

Utility

Double glazed obscured window to rear elevation, tiled flooring, plumbing for washing machine

Dining Room

14' 6" into bay x 11' 11" max (4.42m into bay x 3.63m max)

Double glazed bay window to front elevation, log burner, central heating radiator, open plan area with breakfast bar and leading into the kitchen

Kitchen

17' 4" into bay x 6' 11" (5.28m into bay x 2.11m)

Fitted with a range of wall and base units with wooden work surfaces over, Belfast sink, recently fitted central heating boiler, space for fridge freezer, integrated double oven, spot lights to ceiling, part tiling to walls, double glazed bay window overlooking the rear garden

Downstairs W.C

Low level w.c, vanity wash hand basin, heated towel rail, part tiling to walls, tiled flooring, double glazed obscured window to rear elevation



First Floor Landing

A beautiful feature to the property, the landing has double glazed windows to front and rear, stylish balustrades, access to loft space with pull down ladders. central heating radiator and doors leading to:

Bedroom One

14' 3" plus wardrobes x 11' 11" max (4.34m plus wardrobes x 3.63m max)

A dual aspect room with double glazed windows to front and side elevation, central heating radiator, spot lights to ceiling, a range of fitted wardrobes with drawers inside

En-Suite

Comprising: shower cubicle, heated towel rail, low level w.c, vanity wash hand basin, vanity mirror, tiling to walls and spot lights to ceiling

Bedroom Two

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

Double glazed window to front elevation, central heating radiator, spot lights to ceiling, fitted wardrobes with drawers

Bedroom Three

12' x 6' 10" (3.66m x 2.08m)

Double glazed window to rear elevation, central heating radiator, spot lights to ceiling

Family Bathroom

Comprising: bath with shower over, vanity wash hand basin, low level w.c, heated towel rail, spot lights to ceiling, part tiling to walls, storage cupboard and double glazed obscured window to rear elevation

Rear Garden

A stunning rear garden perfect for families and entertaining with patio area and pathway leading to the rear with lawns to the side, well-kept borders with mature shrubs and plants, gate to side, outside tap and electrics, smart lighting, further garden area to the rear with large concrete storage shed with electrics and separate fuseboard and double gates opening to the side access





Ground Floor



First Floor

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

Connells

To view this property please contact Connells on

T 0121 550 6465
E halesowen@connells.co.uk

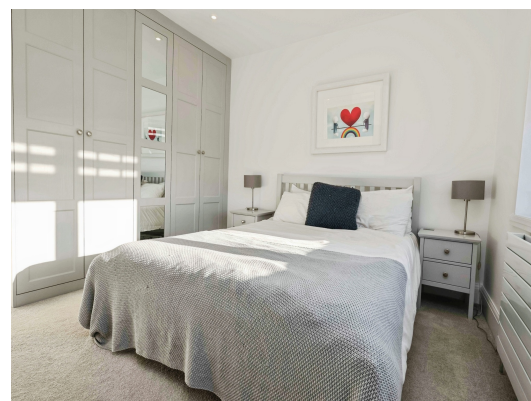
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW315730 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: E

view this property online
connells.co.uk/Property/HSW315730



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk