

for sale

£375,000



Walmley Close Halesowen B63 2YB

A spacious five bedroom detached family home in a popular cul-de-sac location close to Homer Hill Park, transport links and other local amenities. Benefitting from a large driveway and versatile accommodation throughout, including a downstairs bedroom with a wet room, this property is perfect for families and people looking for lateral living. Briefly comprising: entrance hall, lounge, dining room, kitchen, utility room, downstairs bedroom with wet room, four first floor bedrooms, en-suite to master, family bathroom, home office/summerhouse, pleasant rear garden, large driveway. Viewing is recommended to appreciate the accommodation on offer.

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Approach

The property has a large driveway to the front, there is gated access to the side of the property, leading to the rear garden, front door opening to:

Hallway

A welcoming entrance hall with wood effect flooring, central heating radiator, stairs up to first floor accommodation, doors to:

Bedroom Five

A convenient downstairs bedroom with a wet room, perfect for lateral living. Fitted with central heating radiator, double glazed window to front elevation, door to wet room.

Agent Note: There is currently a hoist fitted to the ceiling of this room, but this can be easily removed by either the vendor or the new purchaser.

Wet Room

Comprising: shower, low level W.C, extractor fan, tiled walls.

Lounge

Wood effect flooring, central heating radiator, double glazed bay window to front elevation, double doors opening to:

Dining Room

Wood effect flooring, central heating radiator, double glazed French doors opening to rear garden, door to:

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, extractor over, integrated dishwasher, integrated fridge, tiled flooring, part tiled walls, storage cupboard, double glazed window to rear elevation, door to:

Utility Room

A convenient utility room fitted with a range of wall and base units with work surfaces over, sink with mixer tap, boiler, central heating radiator, loft hatch, tiled flooring, space and plumbing for appliances, door to rear garden.

Landing

Loft hatch, storage cupboard, doors to:



Bedroom One

Central heating radiator, fitted wardrobes, double glazed window to rear elevation, door to en-suite.

En-Suite

Shower cubicle, wash hand basin, extractor fan, central heating radiator, part tiled walls.

Bedroom Two

Central heating radiator, double glazed window to front elevation.

Bedroom Three

Central heating radiator, double glazed window to front elevation.

Bedroom Four

Central heating radiator, double glazed window to rear elevation.

Family Bathroom

Bath with shower attachment, low level W.C, vanity wash hand basin, heated towel rail, vanity mirror with light, part tiled walls, double glazed obscured window to side elevation.

Home Office/Summerhouse

Located in the rear garden, this outbuilding offers the chance to have a home office or a pleasant summerhouse. Fully insulated with a window and electrics fitted, spotlights to ceiling.

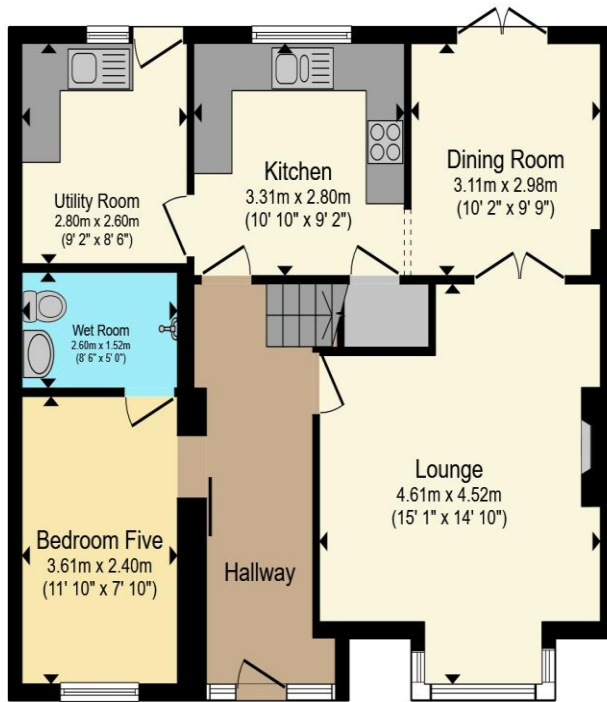
Rear Garden

A pleasant rear garden perfect for entertaining. Comprising: patio, two sheltered seating areas, pebbled area, wood shed, lawn, steps down to pond and further garden, doors opening to home office/summerhouse, outside tap, gated side access to the front of the property.

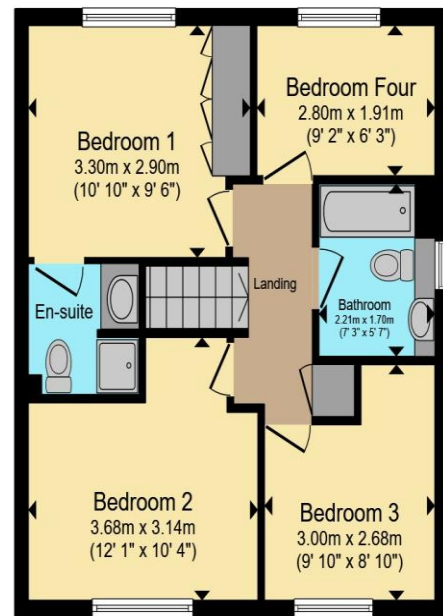
Aml Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead





Ground Floor



First Floor

Total floor area 118.6 m² (1,277 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

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To view this property please contact Connells on

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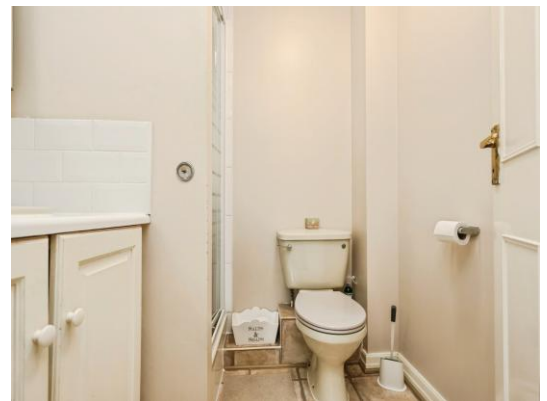
10 Hagley Road
 HALESOWEN B63 4RG

Property Ref: HSW316812 - 0002

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

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