



Stanmore Grove, Halesowen

£299,950

Features:

- Detached house
- Four bedrooms
- Spacious lounge/diner
- Kitchen/breakfast room and utility
- Shower room and large en-suite
- Extensive rear garden
- Driveway and garage
- EPC -

Description:

This superb family home with four bedrooms, large rear garden and two bathrooms. The property in brief: Entrance hall with convenient downstairs WC, spacious lounge/diner, with feature fireplace and sliding patio doors to the rear garden. Through to the kitchen/breakfast room, which has an integrated electric hob and dishwasher. The utility room follows on, and offers enough space for a washing machine, tumble dryer and fridge/freezer. Upstairs: The master bedroom benefits from integrated furniture, which includes wardrobes, up and over storage and a dressing table. Adjoined is the extremely spacious en-suite, which has a shower cubicle, bath, two sinks and a bidet. Bedroom two sits to the front of the property and has an integrated wardrobe, and the double bedroom three sits to the rear. Bedroom four is well-proportioned and has a built in wardrobe. There is also a substantial family shower room. Outside: The extensive rear garden has a patio area for furniture, as well as a large lawn area for children to play. To the front is a driveway for three cars, as well as a garage. This property is well situated for commuters due to its ease of access to both Birmingham and the M5. For families, there are local schools nearby, as well as Woodgate Valley Country Park. There are also local shops and amenities to hand for convenience.



Details:

Entrance Hall

Lounge

15' 1" x 11' 5" (4.59m x 3.48m)

Dining Room

10' 5" x 11' 5" (3.17m x 3.48m)

Kitchen/Breakfast

10' 7" x 10' 9" (3.22m x 3.27m)

Utility

11' 1" x 5' 7" (3.38m x 1.70m)

WC

5' 2" x 3' 3" (1.57m x 0.99m)

Master Bedroom

14' 4" x 11' 9" (4.37m x 3.58m)

En-Suite

11' 2" x 12' 5" (3.40m x 3.78m)

Bedroom Two

13' 2" x 9' 3" (4.01m x 2.82m)

Bedroom Three

12' 7" x 9' 3" (3.83m x 2.82m)

Bedroom Four

9' 8" x 6' 5" (2.94m x 1.95m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



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Property to sell?

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

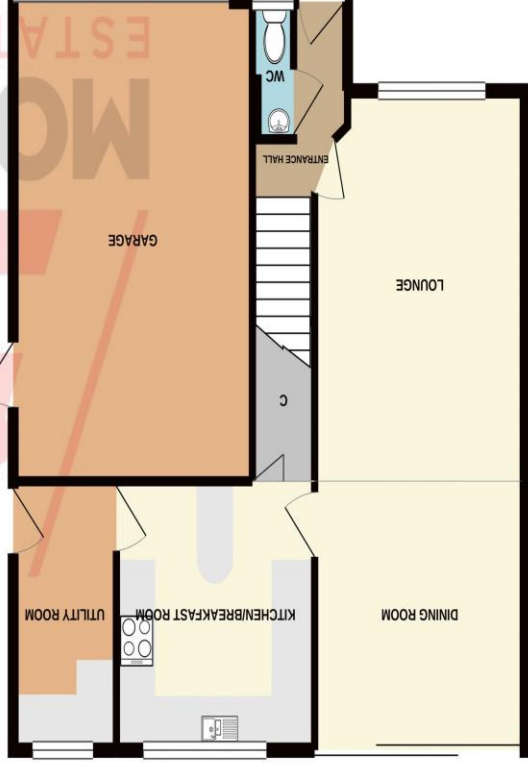
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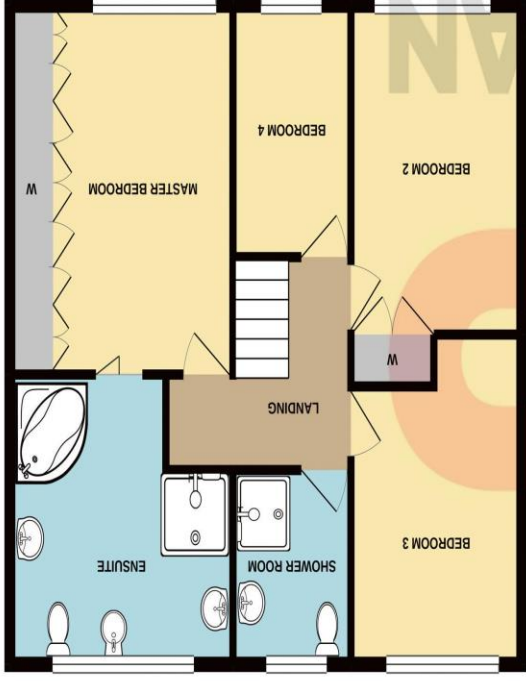
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GROUND FLOOR
768 sq.ft. (71.3 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (136.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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