



Garland Crescent, Halesowen
Offers in Excess of £350,000

Features:

- Immaculate traditional semi detached
- Double glazing and central heating
- 30ft lounge/dining room
- Extended L shaped breakfast kitchen
- Separate utility room
- Ground floor WC
- Two car driveway
- EPC - C

Description:

Beautifully presented extended 4 / 5 bedroom family home situated in a respected location, convenient for shops, schools and bus services. A composite door leads to an enclosed porch. Welcoming hallway, downstairs w.c. and wooden glazed doors to the following rooms: excellent open plan living / dining room, feature fireplace with multi-fuel log burner. Stunning breakfast kitchen having Quartz work surfaces, integrated appliances, wine cooler and Worcester Bosch combi boiler. Utility room with sink, fitted cupboards and plumbing for appliances in a stacking arrangement. Storage room sits to the front behind garage doors. Stairs leading to spacious landing. Three double bedrooms, a single bedroom and a further bedroom currently being used as a dressing room / study. A shower room with walk-in shower, wall hung sink with storage drawers beneath and a further tall cupboard. Generous southerly aspect rear garden with mature planting, timber shed, granite patio and walling, composite decking and outdoor lighting.



Details:

Porch

Entrance Hallway

Living Room

30' 10" max x 12' 4" max (9.39m x 3.76m)

L shaped Extended Breakfast Kitchen

16' 1" max x 14' 6" max (4.90m x 4.42m)

Utility Room

6' 1" x 4' 3" (1.85m x 1.29m)

Storage to front of original garage

6' 9" x 4' 0" (2.06m x 1.22m)

Ground floor w.c.

Bedroom 1

15' 7" into bay x 11' 6" (4.75m x 3.50m)

Bedroom 2

12' 7" x 11' 6" (3.83m x 3.50m)

Bedroom 3

14' 0" max x 6' 8" (4.26m x 2.03m)

Bedroom 4

8' 0" x 7' 5" (2.44m x 2.26m)

Bedroom 5 / Dressing Room / Study

6' 9" x 6' 4" (2.06m x 1.93m)

Shower Room

7' 3" x 6' 4" (2.21m x 1.93m)

EPC Rating: C

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

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



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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.

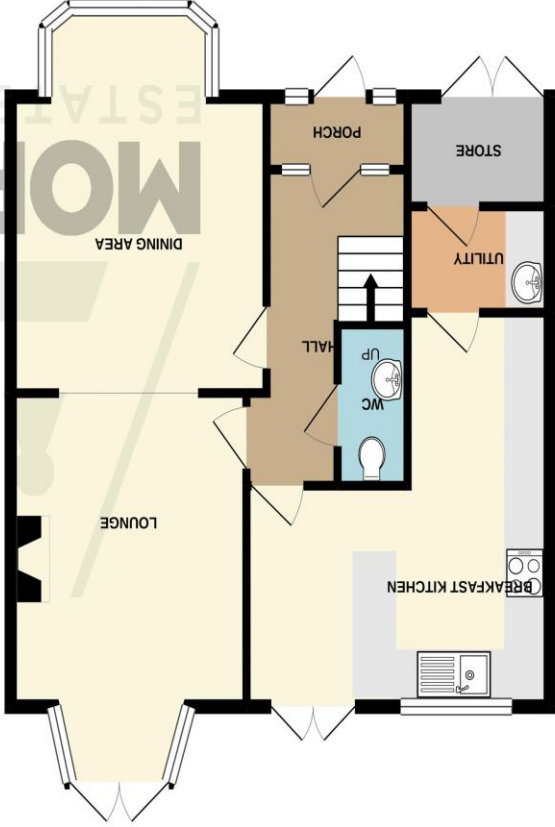
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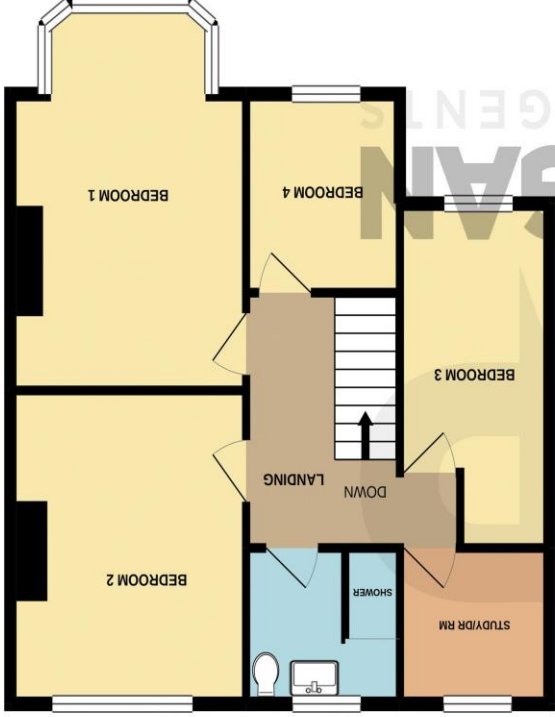
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GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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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