



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

Features:

- Detached house
- Three bedrooms
- Open plan lounge/diner
- Contemporary kitchen
- Modern bathroom and downstairs WC
- Well maintained rear garden
- Spacious driveway and garage
- EPC - D

Description:

This superb three bedroom detached house, which has been extended to the rear to create an ideal family home. The property in brief: Entrance porch, entrance hall leading to the dining room, which has a bay window and lies open to the lounge. The lounge has a gas fire and a bow window overlooking the rear garden. Through to the country-style kitchen, which benefits from solid oak worktops. The kitchen has an integrated fridge/freezer, dishwasher, washing machine, double oven and extractor fan. There are French doors leading out to the rear garden. There is also a WC for guests. The downstairs living space has solid oak flooring throughout. Upstairs: Double bedroom one has a bay window, along with a range of fitted furniture. Double bedroom two also has fitted wardrobes, and there is a further well-proportioned bedroom three. The family bathroom has been finished to a high standard, and features a free-standing roll top bath and separate shower cubicle. Outside: The mature rear garden has a decking area ideal for patio furniture, with steps leading on to the lawn. To the end is a further seated area surrounded by greenery, and a shed. To the front is a driveway with parking for several cars, and a garage for additional parking or storage. This property is ideally located for local shops and amenities including supermarkets. For families, there is good local schooling and local parks close-by. Commuting routes are accessed via the M5 and Hagley Road West into Birmingham.



Details:

Entrance Porch

Entrance Hall

Dining Room

14' 5" to bay x 11' 6" (4.39m x 3.50m)

Lounge

17' 9" x 10' 8" (5.41m x 3.25m)

Kitchen

15' 4" x 15' 3" (4.67m x 4.64m)

WC

4' 6" x 2' 3" (1.37m x 0.69m)

Bedroom One

14' 0" to bay x 11' 5" (4.26m x 3.48m)

Bedroom Two

13' 0" x 11' 0" (3.96m x 3.35m)

Bedroom Three

7' 6" x 6' 5" (2.28m x 1.95m)

Bathroom

9' 6" x 7' 1" (2.89m x 2.16m)

Garage

15' 3" x 7' 7" (4.64m x 2.31m)

EPC Rating: D

Council Tax Band: D (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.

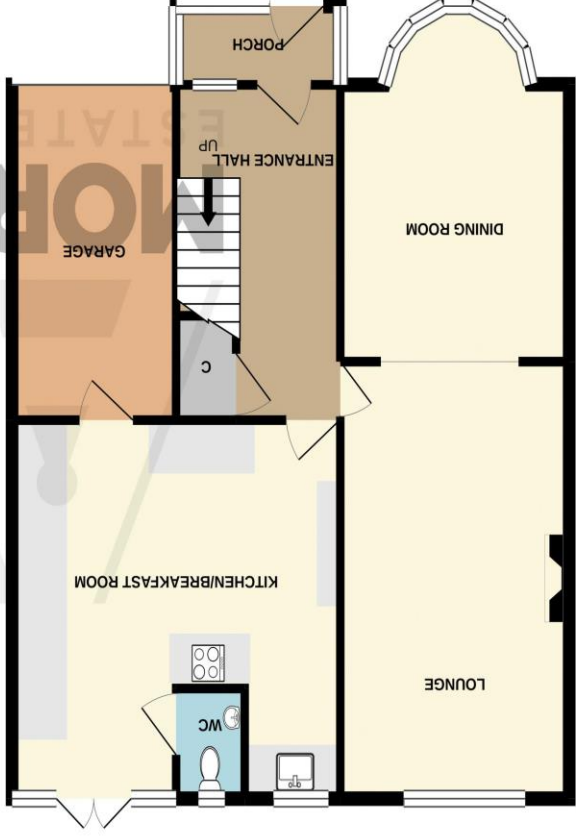
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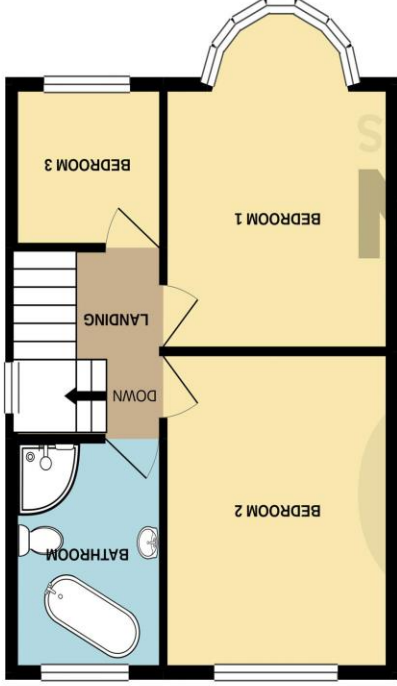
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GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 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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