



**Hamilton Avenue, Halesowen**  
**£325,000**



**Features:**

- Detached house
- Four bedrooms
- Two reception rooms
- Modern kitchen
- Bathroom and downstairs WC
- Garden and conservatory
- Driveway with garage
- EPC - D

**Description:**

This four bedroom detached family home, in the sought after location of The Abbeyfields.

The property in brief: Entrance with guest WC. Double doors lead to the dining room. Lying open to the dining room is the spacious lounge. Following on is the modern kitchen which offers an integrated fridge and space for a range cooker. There is also a conservatory with a patio door leading to the rear garden.

Upstairs: Double bedroom one has a range of fitted furniture, including wardrobes. There are two further double bedrooms, and a bedroom four with fitted wardrobes. There is a modern family bathroom with bath and overhead shower.

Outside: The rear garden has been well maintained, and offers a patio area followed by lawn. To the end is a further ideal seating area up some steps. To the front is a driveway for several cars, as well as a garage. The garage has plumbing for a washing machine, as well as space for a tumble dryer and freezer.

This property is ideally situated for families due to its close proximity to good local schooling. There are local shops and amenities available, with further access to shops and supermarkets in Halesowen town centre. For commuters, there are road links to Birmingham and the M5.





**Details:**

**Entrance Hall**

**WC**

4' 9" x 4' 5" (1.45m x 1.35m)

**Dining Room**

13' 5" x 9' 8" (4.09m x 2.94m)

**Lounge**

11' 9" x 18' 3" (3.58m x 5.56m)

**Conservatory**

10' 8" x 8' 5" (3.25m x 2.56m)

**Bedroom One**

11' 9" x 11' 0" (3.58m x 3.35m)

**Bedroom Two**

12' 2" x 9' 5" (3.71m x 2.87m)

**Bedroom Three**

8' 9" x 8' 4" (2.66m x 2.54m)

**Bedroom Four**

11' 8" x 6' 9" (3.55m x 2.06m)

**Bathroom**

6' 5" x 6' 3" (1.95m x 1.90m)

**Garage**

17' 3" x 9' 4" (5.25m x 2.84m)

**EPC Rating: D**

**Council Tax Band:** (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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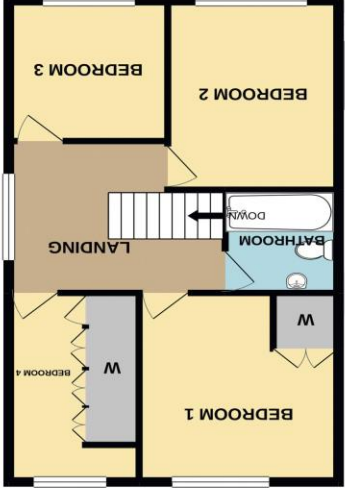
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GROUND FLOOR  
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR  
546 sq.ft. (50.7 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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