



Springfield Road, Halesowen
Offers in Excess of £300,000

Features:

- Semi detached house
- Six bedrooms
- Two reception rooms
- Kitchen/breakfast room with utility
- Family bathroom
- Rear garden with brick shed and conservatory
- Spacious driveway
- EPC - C

Description:

This superb semi detached, six bedroom family home with ample interior space. The property in brief: Porch, entrance hall leading to the spacious lounge, which benefits from a bay window and fireplace. The lounge also has a sliding door leading to the spacious conservatory. Back through to the dining room which then leads to the extremely generous kitchen/breakfast room. The kitchen benefits from an integrated oven, gas hob and dishwasher, as well as an island for seating. There is a patio door leading to the rear garden. Running alongside the kitchen is the utility room, which has space for a large fridge/freezer, washing machine and tumble dryer. There is also a lean to offering access to the rear garden, and a door leading to the front of the property. First floor: Bedrooms one, two and three are all double in sizing. Bedrooms four and five are both well-proportioned in size, with bedroom four having a staircase rising to the second floor. There is a family bathroom with both a bath and walk in shower cubicle. Second floor: The loft has been converted into a double sixth bedroom with dual aspect windows allowing for plenty of natural light. Across from bedroom six is a further room, which could be used for multiple purposes. Outside: The rear garden is slabbed over, making it easy to maintain. There is a brick shed to the end allowing for extra storage. To the front is a generous driveway for several cars. This property is ideally located for families due to its close proximity to good local schooling for all ages, as well as Olive Hill Park. There are local shops and amenities nearby, with further shops and supermarkets being accessed in Blackheath. For commuting, there are road links to junction 3 of the M5, as well as other routes to Birmingham, Merry Hill and Dudley. Rowley Regis train station is also close-by providing access to Birmingham, Worcester and London.



Details:

Porch

Entrance Hall

Lounge

24' 6" x 12' 2" max (7.46m x 3.71m)

Dining Room

11' 0" x 8' 4" (3.35m x 2.54m)

Kitchen/Breakfast Room

27' 3" x 9' 0" max (8.30m x 2.74m)

Utility

12' 6" x 9' 3" (3.81m x 2.82m)

Conservatory

9' 8" x 9' 6" (2.94m x 2.89m)

Bedroom One

12' 7" x 10' 5" (3.83m x 3.17m)

Bedroom Two

13' 0" x 9' 0" (3.96m x 2.74m)

Bedroom Three

11' 5" x 8' 9" (3.48m x 2.66m)

Bedroom Four

8' 5" x 9' 5" (2.56m x 2.87m)

Bedroom Five

8' 4" max x 9' 1" max (2.54m x 2.77m)

Bedroom Six

21' 1" x 8' 9" (6.42m x 2.66m)

Bathroom

8' 3" x 7' 6" (2.51m x 2.28m)

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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Need a mortgage?

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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.

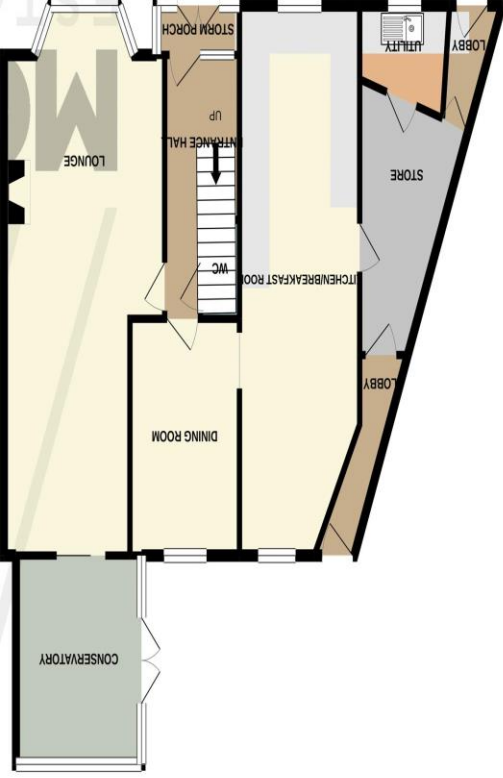
Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

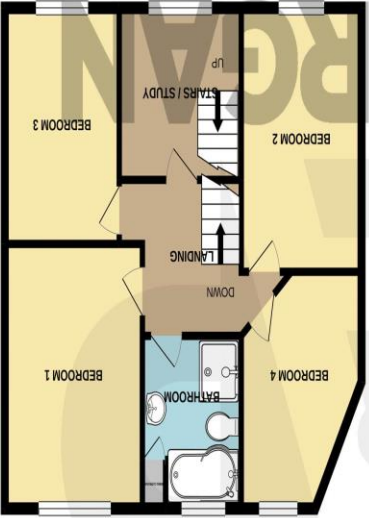
Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.

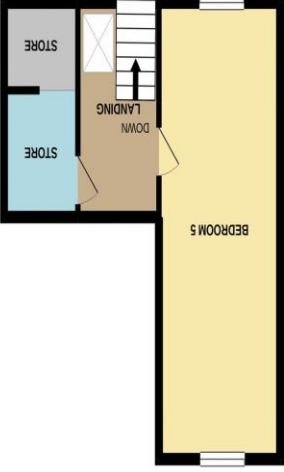
GROUND FLOOR
884 sq.ft. (82.1 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



2ND FLOOR
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1801 sq.ft. (167.3 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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