

AP MORGAN



Cumbrian Croft, Halesowen
Offers in Excess of £395,000

Features:

- Detached family home
- Four great sized bedrooms
- Sitting/dining room & fitted kitchen
- Lounge with elevated views to the rear
- Principal bathroom & stylish en-suite
- Split level garden with stunning panoramic views
- Block paved driveway & garage
- EPC - C

Description:

A beautifully presented, four-bedroom detached house, having been extended to the side by two stories and occupying an enviable elevated position boasting panoramic views to the rear. The property is situated in a sought-after cul-de-sac location of Hayley Green, Halesowen. In brief this generous family home offers: entrance hallway with stairs rising to first floor landing, sitting/dining room with bay to the front, separate lounge offering stunning elevated views and sliding door to the rear, stylish fitted kitchen with inset sink and separate drainer, integrated double oven, gas hob, dishwasher and fridge, an integral door from the kitchen allows access to the garage which provides lighting, sockets and space for additional utilities. Moving upstairs the first floor landing establishes a master bedroom with fitted wardrobe storage and a generous shower room en-suite, family bathroom with offset bathtub, great sized double bedroom two, while the double bedroom three and well-proportioned bedroom four overlook the rear garden and fantastic views beyond. Additionally, the property benefits from gas central heating and double glazing throughout, loft and cavity wall insulation and plumbing in garage. Outside to the rear boasts a beautifully maintained garden split over three levels. An initial raised patio space allows for garden furniture and breath-taking views with steps leading down to a lawn with planted borders and further steps to a further lawn occupying a timber shed for storage. A side access gate allows entry to the front of the property to which provides a further landscaped garden and a large block paved driveway for off road parking. The property is located on a popular residential development nearby to local schooling, convenience shops, pubs, and eateries. Halesowen town is within two miles providing supermarket shopping, leisure facilities, restaurants, banks and bus links. Furthermore, the property is well positioned to offer ease of access to major road links including the A456 and M5 allowing ease of travel into Birmingham and further afield.



Details:

Entrance Hallway

Sitting/Dining Room

17' 1" max into bay x 11' 8" (5.20m x 3.55m)

Lounge

10' 7" x 17' 8" (3.22m x 5.38m)

Kitchen

14' 4" x 8' 6" (4.37m x 2.59m) max

Garage

16' 7" x 8' 4" (3.22m x 2.54m)

First Floor Landing

Master Bedroom

13' 3" x 11' 7" (4.04m x 3.53m) max

En-suite

10' 2" max into shower x 6' 8" (3.10m x 2.03m)

Bedroom Two

16' 9" x 8' 0" (5.10m x 2.44m) max

Bedroom Three

12' 2" x 11' 7" (3.71m x 3.53m) max

Bedroom Four

12' 5" x 8' 1" (3.78m x 2.46m) max

EPC Rating: C

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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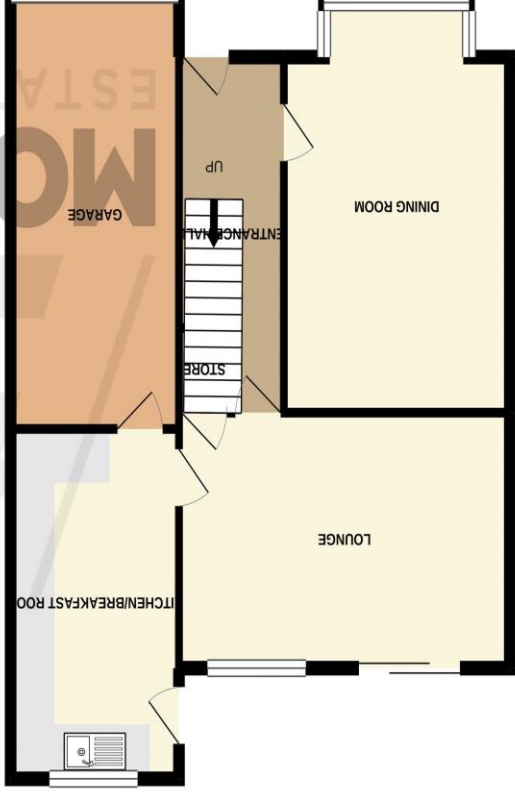
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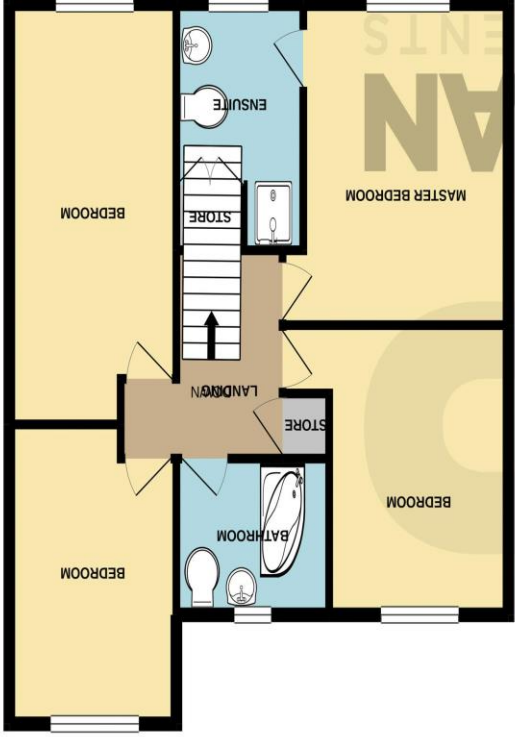
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GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
660 sq.ft. (61.4 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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TOTAL FLOOR AREA : 1357 sq.ft. (126.0 sq.m.) approx.

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