

for sale

£450,000



## Claremont Way Halesowen B63 4UR

Perfect for families, this four bedroom detached property is situated in a cul-de-sac location close to Halesowen town centre with well-respected schools, transport links and local amenities nearby. The property briefly comprises: porch, reception hall, study, dining room, lounge, conservatory, downstairs WC, fitted kitchen, separate utility, four good sized bedrooms, en-suite shower room, family bathroom, double garage with driveway, wide plot and attractive private rear garden. Offered for sale with NO UPWARD CHAIN.

# Claremont Way Halesowen B63 4UR

## Approach

The property has a driveway with double garage, lawns to the front with mature shrubs, front door opens to porch

## Porch

With double glazing to front and side elevation and door opens to hallway

## Hallway

With central heating radiator, open under stairs storage, stairs to first floor and doors lead to:

## Study

With central heating radiator and double glazed windows to front and rear elevation.

## Dining Room

With central heating radiator, double doors into lounge and double glazed window to front elevation.

## Lounge

With feature fireplace, gas fire and double glazed door opens to:

## Conservatory

With double glazed door into garden and double glazing to rear and side elevation.

## Downstairs W.C

With w/c, corner wash hand basin and central heating radiator.

## Fitted Kitchen

Fitted with a range of wall and base units with work surfaces over, one and a half bowl sink and drainer, integrated appliances to include: Smeg oven, electric hob, dishwasher, fridge and freezer, central heating radiator, spotlights, double glazed window to rear elevation, obscured double glazed door into garden and door into:

## Utility



With matching wall and base unit with work surfaces over, Baxi central heating boiler, plumbing for washing machine, space for further appliance and obscured double glazed window to side elevation.

## First Floor Landing

With storage cupboard, loft hatch, double glazed window to front elevation and doors into:

### Bedroom One

With central heating radiator, integrated wardrobes, double glazed window to rear elevation and door to en-suite

### En-Suite

Having walk in shower cubicle, low level w/c, vanity wash hand basin, ceramic tiling, heated towel rail and obscured double glazed window to side elevation.

### Bedroom Two

With central heating radiator and double glazed window to rear

elevation.

### Bedroom Three

With central heating radiator and double glazed window to front elevation.

### Bedroom Four

With central heating radiator and double glazed window to front elevation.

### Family Bathroom

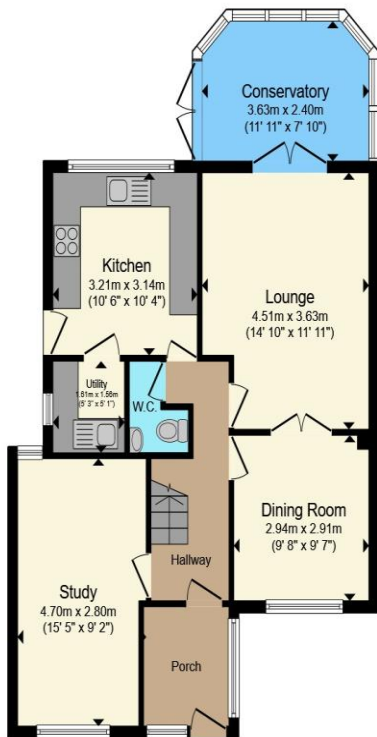
Comprising: bath with shower over, low level w/c, pedestal wash hand basin, ceramic tiling, central heating radiator and obscured double glazed window to side elevation.

### Rear Garden

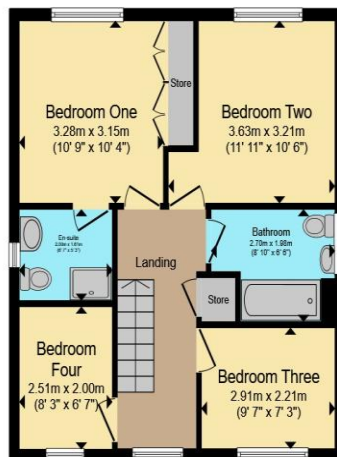
A pleasant rear garden perfect for entertaining with lawn, mature trees and shrubs, patio area to the rear and to the side of the property.

### Double Garage

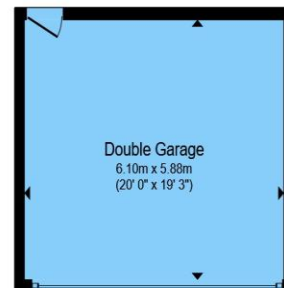




**Ground Floor**



**First Floor**



**Garage**

Total floor area 150.5 m<sup>2</sup> (1,620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref: HSW316830 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: E

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