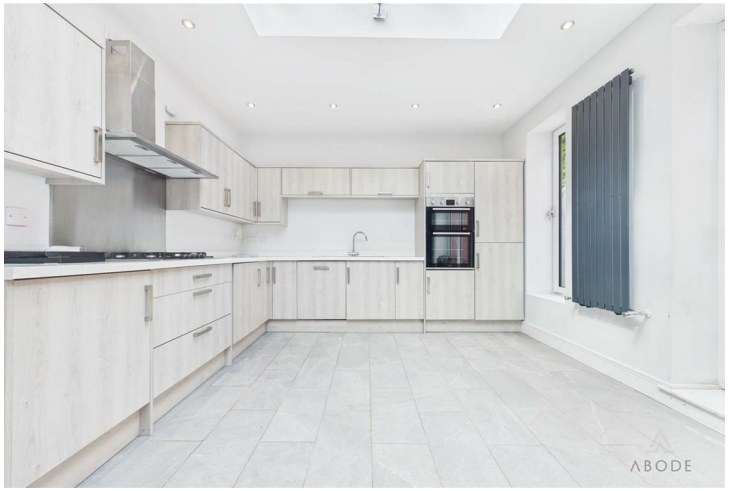
ABODE
SALES & LETTINGS

Brades Close, Halesowen, West Midlands, B63 2XZ

£315,000

https://www.abodemidlands.co.uk



This beautifully presented and newly renovated three-bedroom detached family home has been substantially extended to create a stylish and versatile living space arranged over multiple levels. Finished to an exceptional standard throughout, the property combines contemporary design with practical family living, offering spacious accommodation in a sought-after residential location in Halesowen.

At the heart of the home is a stunning open-plan kitchen and dining room, enhanced by a vaulted ceiling and feature glass lantern roof that floods the space with natural light. Fitted with a comprehensive range of modern units and integrated appliances, this impressive room also benefits from bi-fold doors opening onto the rear patio, creating a seamless connection between indoor and outdoor living. The spacious lounge provides an inviting space to relax, featuring a contemporary electric fireplace and attractive bay window.

The property offers excellent flexibility for modern family life, with a contemporary ground floor shower room and a stylish family bathroom on the first floor. Three well-proportioned bedrooms are arranged across the upper floors, including an impressive principal bedroom occupying the top floor, complete with French doors opening onto a Juliet balcony and enjoying far-reaching views across Stourbridge.

Further benefits include double glazing and central heating throughout, an integral garage with useful storage space, and a private driveway providing off-road parking.

Offering generous accommodation, high-quality finishes and a superb blend of character and modern design, this outstanding home is ideally suited to families seeking a property ready for immediate occupation. Early viewing is highly recommended to fully appreciate the space, quality and presentation on offer.

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Hallway

A welcoming entrance hall accessed via a composite front door, leading into a central hallway with stairs rising to the first-floor landing. The space features spotlighting to the ceiling and internal doors providing access to the principal ground floor rooms.

Extended Kitchen/Diner

A stunning extended kitchen and dining space forming the true heart of the home. This impressive area is accessed from the split-level landing and enjoys a striking sense of space created by a vaulted ceiling and a feature glass lantern roof, flooding the room with natural light.

The kitchen is fitted with a comprehensive range of matching base and eye-level units with complementary work surfaces and incorporates a range of integrated appliances including an oven, grill, fridge freezer, dishwasher, five-ring gas hob with extractor hood, and an integrated washing machine. A stainless steel sink with mixer tap is also included.

The room benefits from two UPVC double glazed windows to the rear elevation and a set of UPVC double glazed bi-fold doors opening directly onto the rear patio, creating an ideal flow for indoor and outdoor living. Additional features include a central heating radiator, spotlighting to the ceiling and a smoke alarm.

Lounge

A bright and spacious reception room featuring a UPVC double glazed box bay window to the front elevation, along with additional side aspect windows fitted with roller blinds. The focal point of the room is an electric fireplace with a contemporary surround, mantel and hearth, creating a warm and inviting atmosphere. The room is completed with a central heating radiator, spotlighting to the ceiling and a TV aerial point.

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Shower Room

A modern and well-appointed shower room comprising a shower cubicle with folding glass screen and electric shower, a wash hand basin with mixer tap and tiled splashback, and a low-level WC. The room is finished with tiled wall coverings, spotlighting and a central heating radiator.

Landing

A split-level landing with spotlighting to the ceiling and a smoke alarm, providing access to the first-floor accommodation.

Family Bathroom

A stylish family bathroom fitted with a three-piece suite comprising a bath with glass screen and electric shower over, a floating wash hand basin with mixer tap and a low-level WC. The room is enhanced by complementary tiling to both walls and flooring, with two Velux roof windows providing natural light. Further features include a central heating radiator and extractor fan.

Bedroom Two

A generously sized double bedroom featuring a UPVC double glazed box bay window to the front elevation, enjoying far-reaching views over Stourbridge. The room is further enhanced by additional UPVC side windows with fitted roller blinds and a central heating radiator.

Bedroom Three

A well-proportioned bedroom with a UPVC double glazed window to the rear elevation, central heating radiator and TV aerial point.

Second Floor Landing

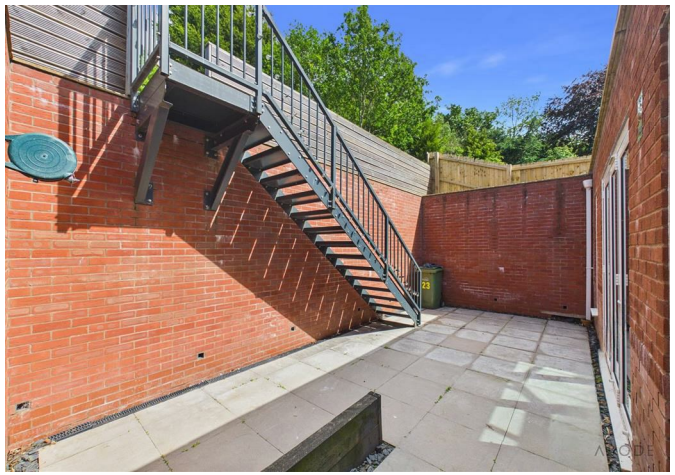
A further landing area with spotlighting to the ceiling and a smoke alarm, providing access to the principal bedroom.

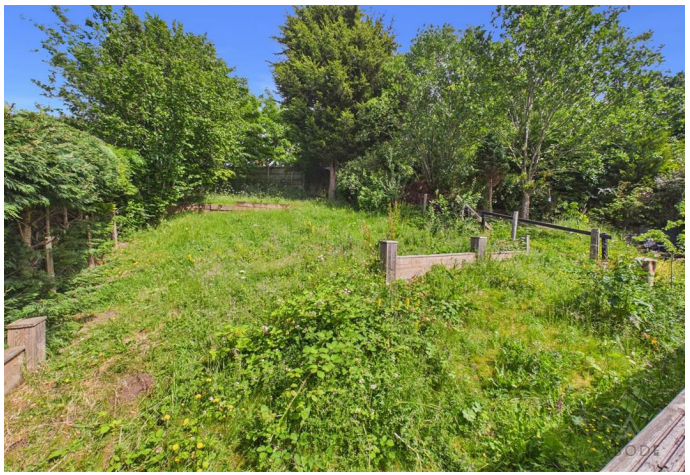
Bedroom One

A spacious principal bedroom benefiting from far-reaching views over Stourbridge via a UPVC double glazed front window. The room also includes a central heating radiator, TV aerial point and a set of UPVC double glazed French doors opening onto a Juliet balcony, complemented by additional side window panels allowing for excellent natural light.

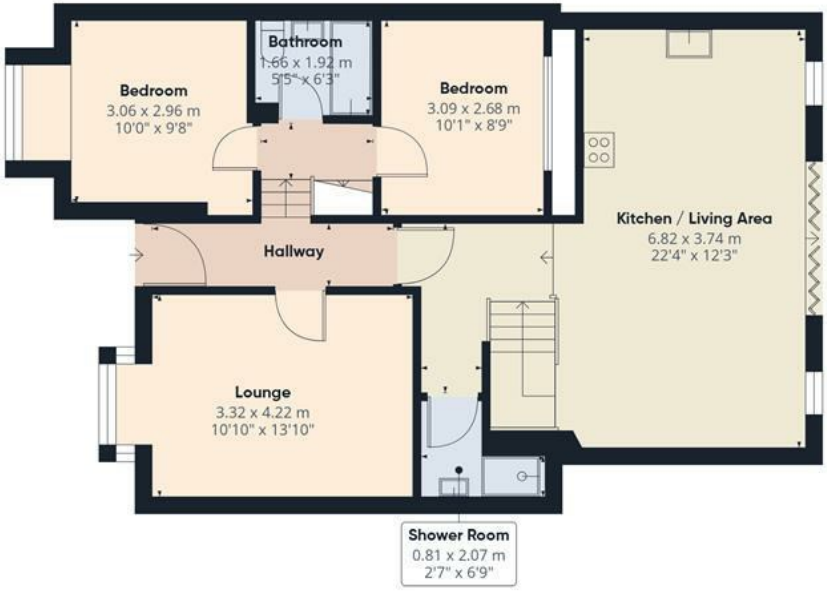
Garage

An integral garage with up and over door to the front. The space houses the Worcester gas combination boiler and electrical consumer unit, and benefits from lighting and additional useful storage space.

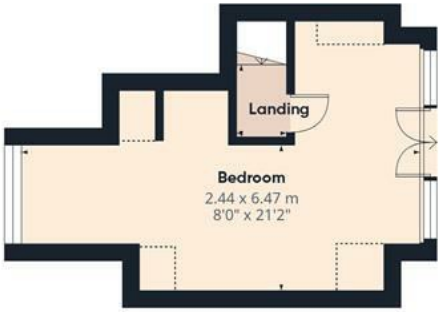




Floor 0



Floor 1



Floor 2

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Approximate total area(1)

114.7 m²

1234 ft²

Reduced headroom

2.1 m²

23 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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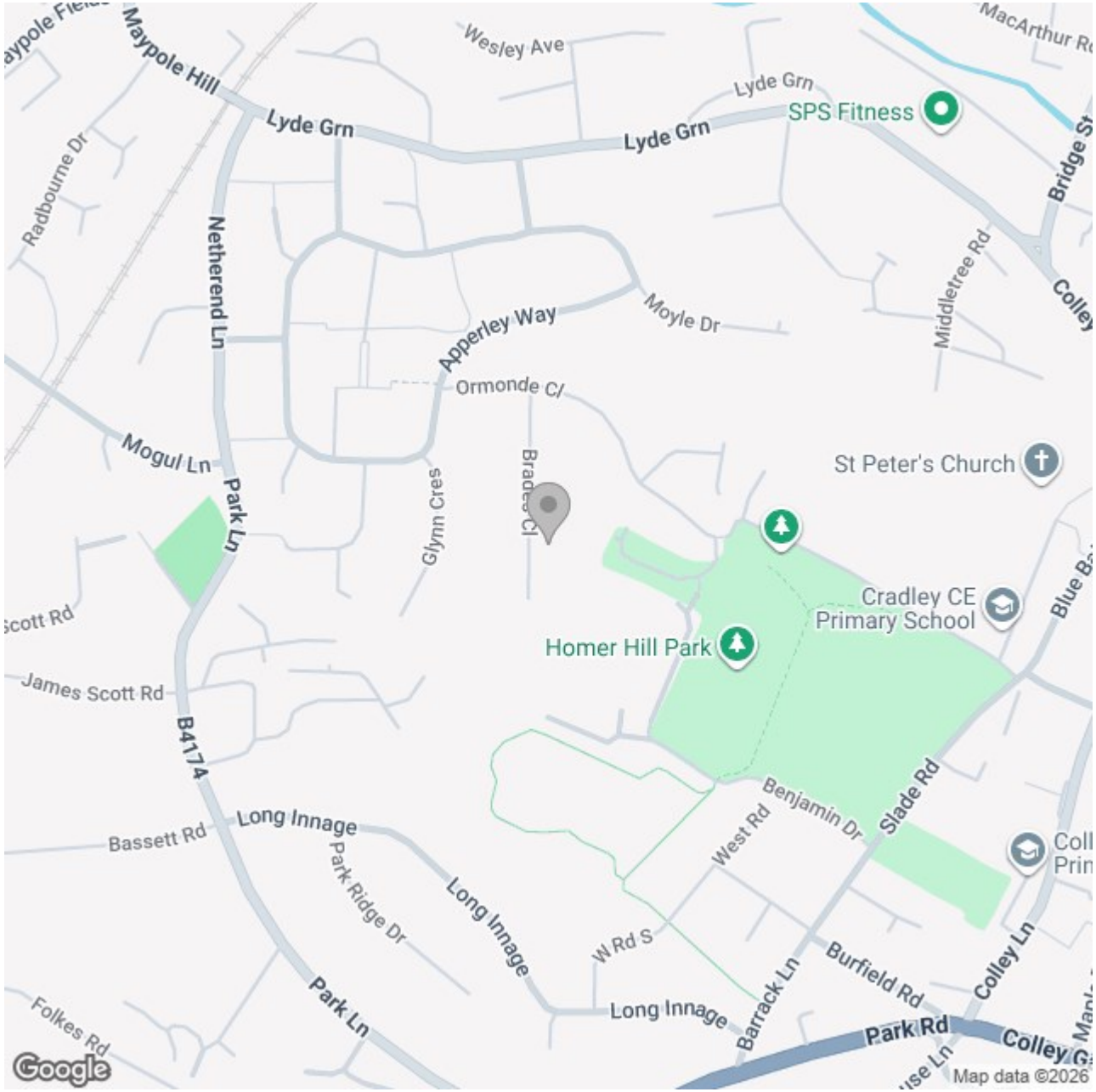

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

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