

**Cricklewood Drive, Halesowen, B62 8SN**  
**Offers In The Region Of £550,000**  
**Council Tax Band: F**



Nestled in the charming area of Cricklewood Drive, Halesowen, this delightful detached house offers a perfect blend of comfort and style and the property boasts a spacious layout that is ideal for family living.

Upon entering, you are greeted by an open plan entrance hallway, inviting you into a double lounge with a conservatory looking onto the beautiful lawned garden with spectacular views and providing ample space for relaxation and entertaining guests. The well-appointed kitchen / dining room is designed for both functionality and ease, making meal preparation a pleasure and has a separate utility room. There is also a downstairs guest toilet and hand basin.

With four generously sized bedrooms, there is plenty of room for family members or guests, ensuring everyone has their own private sanctuary.

The property features two modern bathrooms, thoughtfully designed to cater to the needs of a busy household. Each bathroom is equipped with contemporary fixtures, providing a touch of luxury to your daily routine.

Outside, the house is complemented by a garage and a driveway, offering convenient parking options. The scenic views surrounding the property enhance its appeal, creating a tranquil atmosphere that is perfect for unwinding after a long day, not forgetting the balcony above the garage, which forms part of bedroom three.

Built in 1979, this home combines classic charm with modern living, making it a wonderful opportunity for those seeking a peaceful yet connected lifestyle in Halesowen. Whether you are looking to settle down or invest, this property is sure to impress with its spacious interiors and picturesque setting. Don't miss the chance to make this lovely house your new home.



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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 81                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 64      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Total floor area: 169.6 sq.m. (1,826 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).