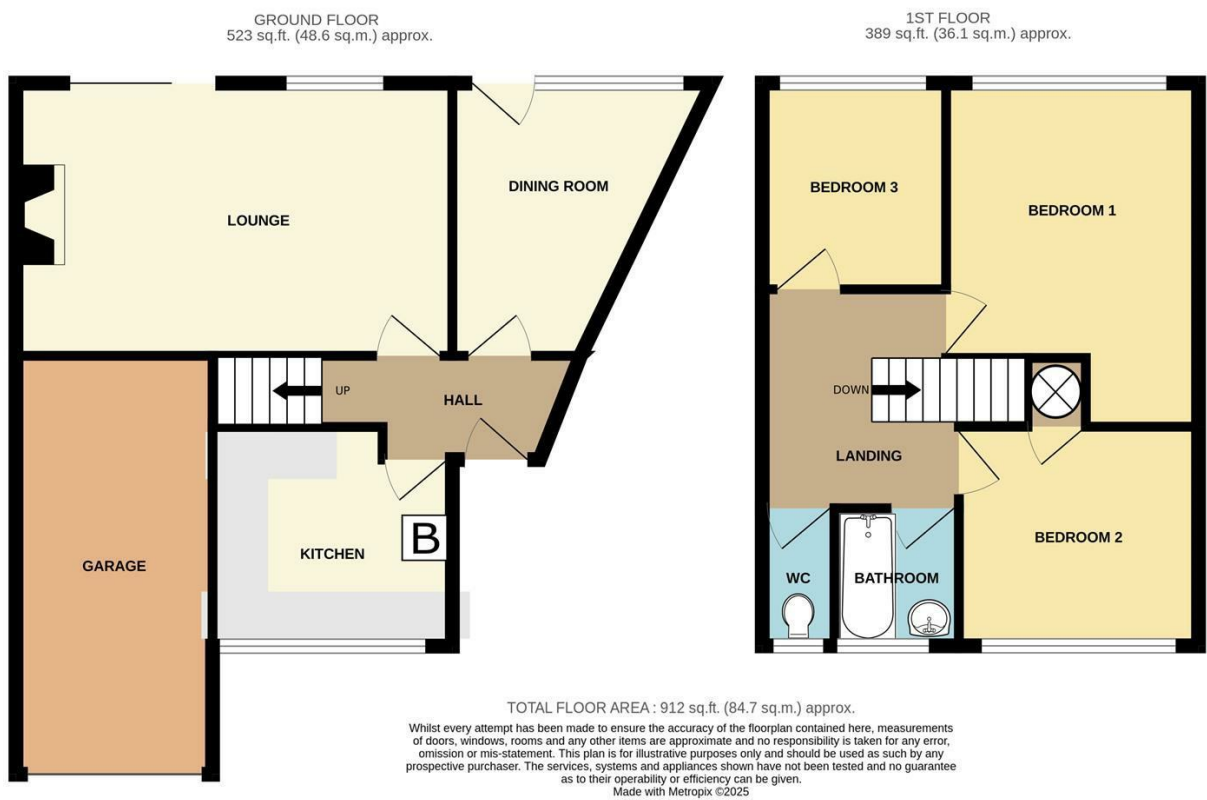


3 Cookley Close, Halesowen, B63 4SS



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.com

****NO UPWARD CHAIN****

A superbly presented three bedroom semi-detached property in this most popular of cul-de-sac locations; ideally situated for schools, transport links and access to local amenities. The property briefly comprises: entrance hall, fitted kitchen, spacious lounge, dining room, three double bedrooms, modern bathroom and separate wc to the upstairs. The property further benefits from: driveway, garage, gas central heating, double glazing and wide back garden. VIEWING HIGHLY RECOMMENDED. RARE OPPORTUNITY IN THIS POPULAR SPOT. EPC: TBA

Asking Price £240,000 - Freehold



Entrance Hall

With two central heating radiators, front access door, stairs to first floor and doors into:

Fitted Kitchen 9'6 x 8'8 (2.90m x 2.64m)

Having matching wall and base units with worktops over, integrated oven, electric hob, extractor chimney over, plumbing for automatic washing machine, space for fridge freezer, splash back tiling and double glazed window to front elevation.

Dining Room 10'10 x 9'4 (max) (3.30m x 2.84m (max))

With central heating radiator, double glazed window to rear elevation and double glazed door into garden.



Spacious Lounge 17'3 x 10'9 (5.26m x 3.28m)

Having central heating radiator, electric fire, double glazing to rear elevation and double glazed patio door into garden.

Landing

With central heating radiator, loft hatch and doors into:

Bedroom One 12'5 x 10' (max) (3.78m x 3.05m (max))

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

Bedroom Two 9'4 x 8'9 (2.84m x 2.67m)

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

Bedroom Three 8'2 x 7'1 (2.49m x 2.16m)

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

Bathroom

Having bath with shower over, vanity wash hand basin and obscured double glazed window to front elevation.

Separate WC

With low flush wc, splash back tiling and obscured double glazed window to front elevation.

Outside

Front: With driveway leading to garage entrance and front entrance door.

Rear: With wide plot having patio area and lawn with central pathway to the rear boundary.



Garage

With up and over door.

Agents Note

All main services are connected.

Broadband/Mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: TBA

Tenure information: FREEHOLD

COUNCIL TAX BAND: C

