

40a Whitefriars Drive, Halesowen, B63 3SY



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Hicks Hadley

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****NO UPWARD CHAIN****

A fantastic, move-in ready, modern two bedroom semi-detached bungalow in this most popular of locations for access to Halesowen town centre and all local amenities. The property briefly comprises: porch, spacious lounge, fitted kitchen/diner, lean to, lobby, two generously sized bedrooms and modern shower room. The property further benefits from: gas central heating, double glazing, attractive private rear garden and parking space to the front of the property. EARLY VIEWING HIGHLY RECOMMENDED. EPC: B

Offers In The Region Of £259,950 - Freehold

Hicks Hadley



Porch

With central heating radiator, obscured double glazing to front elevation and door into:

Spacious Lounge 15'3 x 14'1 (max) (4.65m x 4.29m (max))

With central heating radiator, wall mounted electric fire, double glazed window to front elevation and doors into:

Fitted Kitchen/Diner 16'6 x 8' (max) (5.03m x 2.44m (max))

Having matching wall and base units with worktops over, single drainer sink unit, integrated Neff oven, gas hob, extractor chimney over, plumbing for automatic washing machine, spotlights, central heating radiator, double glazed windows to front and side elevation and door into:

Lean To

With double glazing to side elevation and door into garden.

Lobby

With doors into:

Bedroom One 12'10 x 8'4 (max) (3.91m x 2.54m (max))

With integrated wardrobes, central heating radiator and double glazed French doors into garden.

Bedroom Two 11'8 x 9'8 (3.56m x 2.95m)

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

Shower Room

Having walk in shower, vanity wash hand basin, low flush wc, spotlights and extractor fan.

Outside

Front: With parking space, shrubbery across the front of the property and steps up to front door.

Rear: With patio area, raised lawn and steps up to raised patio and garden shed.



Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.

COUNCIL TAX BAND: C

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: B

Vendor's Note

The property had an ATAG iC Economiser 27 Plus boiler installed in June 2020.

