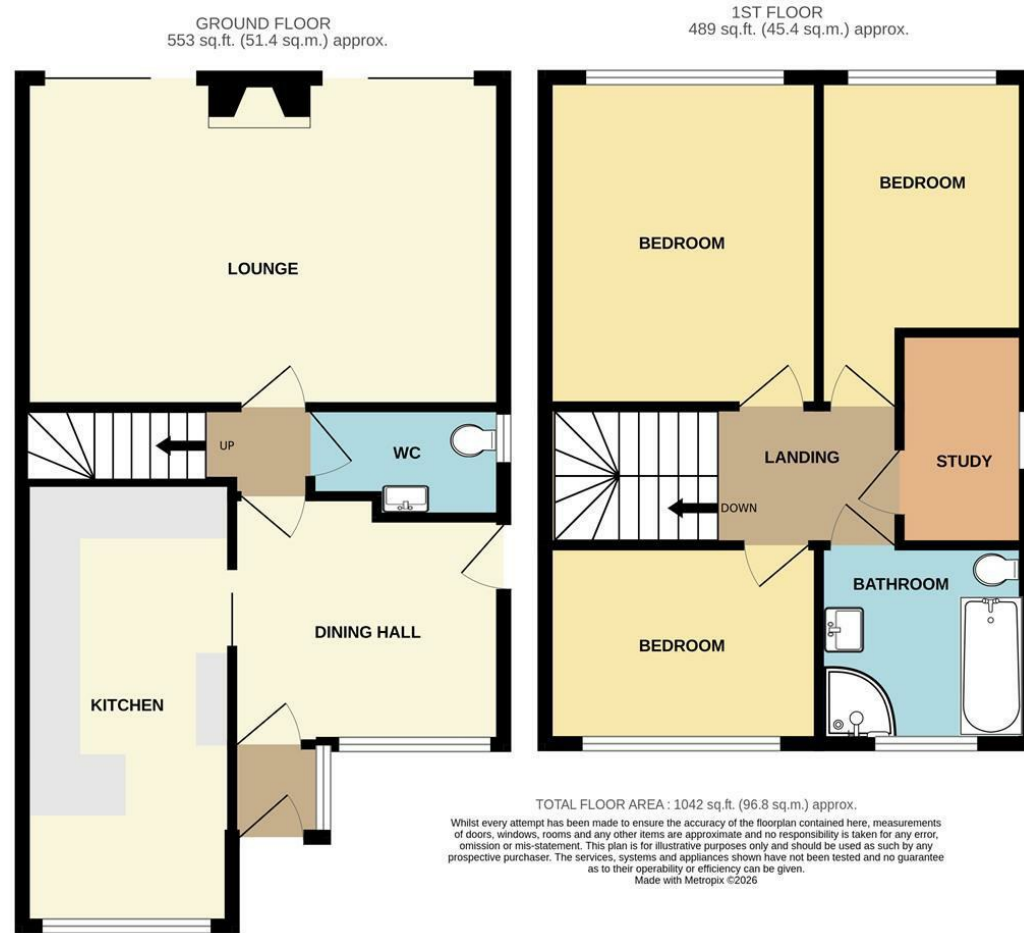


.36 Broadway Avenue, Halesowen, B63 3DD



## .36 Broadway Avenue, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

### \*\*OUTSTANDING PROPERTY\*\*

A fabulous three bedroom semi-detached property in this most popular of locations for access to Halesowen town centre, schools, transport links and all local amenities. The property briefly comprises: porch, dining room, modern refitted kitchen, downstairs wc and impressive spacious lounge with dual patio door access into garden, first floor with three generously sized bedrooms, study/cot/dressing room and modern refitted dual aspect bathroom with separate shower. The property further benefits from: fantastically presented private rear garden, gas central heating, double glazing and block paved driveway. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND SIZE OF THE ACCOMODATION. EPC: TBA

**Hicks Hadley**

**Offers In The Region Of £325,000 - Freehold**



#### Porch

#### Dining Room 10'5 x 9'7 (max) (3.18m x 2.92m (max))

With central heating radiator, double glazed window to front elevation, obscured double glazed door to side elevation, door into lobby and sliding door into:

#### Modern Refitted Kitchen 15'9 x 7'5 (max) (4.80m x 2.26m (max))

Having matching wall and base units with worktops over, integrated AEG double oven, AEG electric hob, AEG extractor chimney, integrated dishwasher, single circular sink unit with mixer tap, larder unit, space for fridge freezer, breakfast bar area, integrated wine cooler, spotlights, vertical modern style central heating radiator and double glazed window to front elevation.

#### Inner Lobby

With stairs to first floor and access into:

#### Downstairs WC

With low flush wc, corner wash hand basin, plumbing for automatic washing machine and obscured double glazed window to side elevation.

#### Spacious Lounge 18'7 x 12'8 (5.66m x 3.86m)

Having feature fireplace, two central heating radiators and two double glazed patio doors leading to rear garden.

#### First Floor Landing

With loft hatch and doors into:

#### Bedroom One 13' x 10'7 (3.96m x 3.23m)

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

#### Bedroom Two 12'9 x 7'9 (max) (3.89m x 2.36m (max))

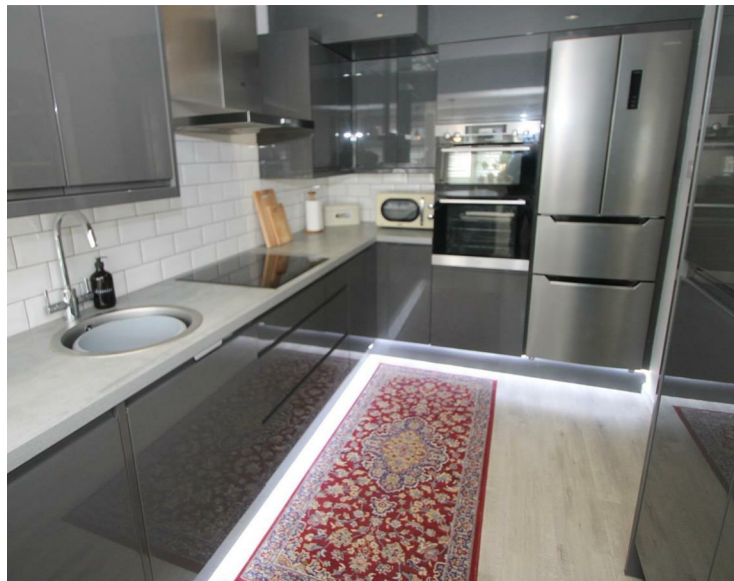
With central heating radiator and double glazed window to rear elevation.

#### Bedroom Three 10'6 x 6'9 (3.20m x 2.06m)

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

#### Study/Cot Room/Dressing Room 8'2 x 4'9 (2.49m x 1.45m)

With integrated hanging rails and double glazed window to side elevation.



#### Modern Refitted Dual Aspect Bathroom 7'9 x 7'8 (2.36m x 2.34m)

Having bath, corner shower cubicle with spotlight above, low flush wc, vanity wash hand basin, ceramic tiling, central heating radiator, spotlights, extractor, obscured double glazed window to side elevation and obscured double glazed window to front elevation.

#### Outside

Front: With block paved driveway leading to front door.

Rear: With impressive patio area, central steps up leading to lawn with attractive border shrubbery.

#### 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 (gas/water/electric).

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

