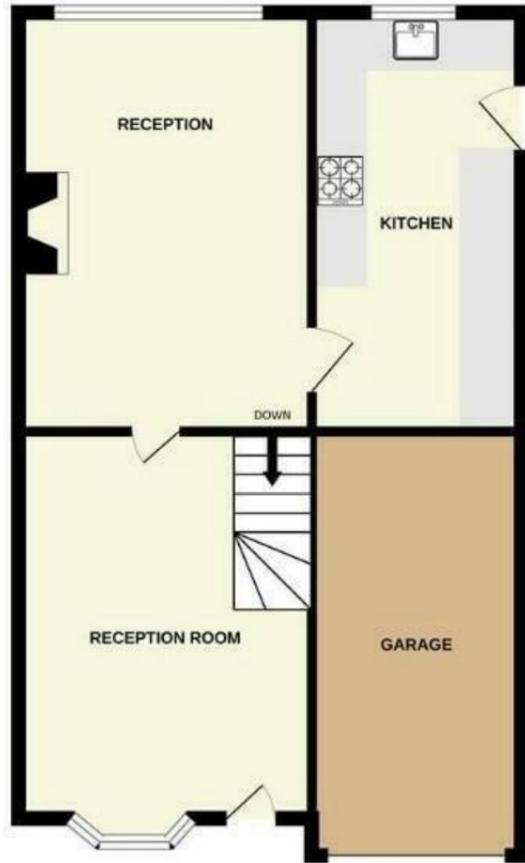


25 Kenswick Drive, Halesowen, B63 4QZ



## 25 Kenswick Drive, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

Hicks Hadley are delighted to welcome to the market this three bedroom semi-detached family home, ideally positioned within the highly sought-after Halesowen location and enjoying far-reaching views across the Clent Hills countryside.

The property offers generous and versatile living accommodation throughout and briefly comprises: a driveway providing ample off-road parking and a garage fitted with an external EV charging point. Upon entering, you are greeted by a spacious and well-presented lounge, leading through to a second reception room, ideal for family living or entertaining. The re-fitted modern kitchen features quality integrated appliances, a breakfast bar and direct access to the beautifully landscaped, low-maintenance rear garden.

To the first floor are three double bedrooms and a stylish modern family bathroom, complete with a freestanding bath and separate shower enclosure.

This impressive home is highly recommended for families looking to upsize, combining space, location and stunning countryside views. Early viewing is advised.

**Hicks Hadley**

**Offers In The Region Of £320,000 - Freehold**



**Dining room 15'1" x 10'5" (4.60m x 3.18m )**

Fitted with a glazed composite front door, Double glazed window fitted to the front elevation, Stairway leading to the first floor, Radiator fitted to the front elevation.

**Lounge 16'4" x 11'5" (4.98m x 3.48m )**

Double glazed window fitted to the rear elevation, Fire place fitted with feature surround, Radiator fitted to the side elevation.

**Kitchen 15'8" x 6'10" (4.78m x 2.08m )**

Double glazed window fitted to the rear elevation, Glazed door fitted to the side elevation with direct access to the rear garden, Ample base and wall unit space available with breakfast bar fitted, Stainless steel one bowl sink with fitted chrome mixer tap and drainer, Range-master style cooker with stainless steel extractor fan fitted above, Partially tiled walls, Integrated dishwasher and tall fridge freezer fitted, Central heating radiator fitted to the side elevation, Task lighting fitted.

**Landing**

Loft access above with a partially boarded loft space.

**Bedroom one 11'5" x 11'1" (3.48m x 3.38m )**

Double glazed window fitted to the rear elevation, Central heating radiator fitted to the rear elevation.

**Bedroom two 11'9" x 7'6" (3.58m x 2.29m )**

Double glazed window fitted to the front elevation, Central heating radiator fitted to the side elevation, Views over Clent hills countryside, Storage space over stairs available.

**Bedroom three 11'5" x 6'10" (3.48m x 2.08m )**

Double glazed window fitted to the rear elevation, Central heating radiator fitted to the rear elevation.

**Family Bathroom**

Double glazed privacy window fitted to the side elevation, Walk in shower cubicle fitted with a thermostatic waterfall effect shower also, Free standing bath tub fitted with a chrome wall mounted mixer tap, partially tiled walls, Chrome towel radiator fitted to the inside elevation, Sink fitted with vanity unit and chrome mixer tap with light up mirror above activated with sensor, Spotlight style lighting above.



**External**

To the front of the property sits a block paved boarder and tarmac drive, stone and landscaped area and EV charging point and ample off road parking available. To the rear garden sits a slabbed area with steps to a mature lawn and planting around boarders.

**Agent Notes**

All main services are connected . ( Gas/ Electric / Water )

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

Council Tax Band :C

EPC :D

Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build with tiled roof. Please note all information has been provided by the vendor, please confirm all details with a chosen solicitor.

