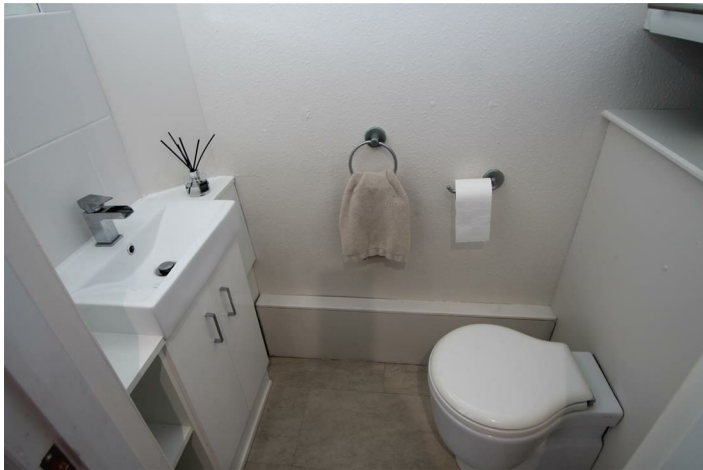


4 Hunnington Crescent, Halesowen, B63 3DJ



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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4 Hunnington Crescent, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

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sales@hickshadley.com

https://www.hickshadley.com

GREAT FOR UPSIZERS

A fantastic example of a three storey townhouse with great views in this most popular of locations for access to schools, amenities, transport links and proximity to Halesowen Town Centre. The property briefly comprises: entrance hall, downstairs wc, utility, fitted kitchen, spacious lounge/diner, three good sized bedrooms and refitted modern bathroom. The property further benefits from: driveway, large garage, private rear garden, gas central heating and double glazing. EARLY VIEWING HIGHLY RECOMMENDED. EPC: C

Offers Over £235,000 - Freehold

Hicks Hadley



Entrance Hall

With obscured double glazed door to side elevation, central heating radiator, stairs to first floor, open under stairs storage and doors into:

Downstairs WC

With low flush wc, vanity wash hand basin and obscured double glazed window to front elevation.

Utility 5'11 x 5'10 (1.80m x 1.78m)

Having worktop, single drainer sink unit, splash back tiling, wall unit, plumbing for automatic washing machine, space for further appliance and door into garage.

First Floor Landing

With central heating radiator, obscured double glazed back door into garden and doors into:

Fitted Kitchen 9'2 x 7'6 (2.79m x 2.29m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, integrated oven, five ring gas hob, extractor over, space for fridge freezer, plumbing for dishwasher, splash back tiling and double glazed window to rear elevation.

Spacious Lounge/Diner 19'5 x 15'5 (max) (5.92m x 4.70m (max))

With two central heating radiators, stairs to second floor and double glazed window to front elevation.

Second Floor Landing

With storage cupboard, loft hatch and doors into:

Bedroom One 14'6 x 9" (4.42m x 2.74m')

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

Bedroom Two 12'6 x 8'8 (3.81m x 2.64m)

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

Bedroom Three 9'8 x 6'2 (2.95m x 1.88m)

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

Bathroom 6'5 x 5'7 (1.96m x 1.70m)

Having suite to include: 'P' shaped bath with shower over, shower screen, pedestal wash hand basin, low flush wc, ceramic tiling, heated towel rail and obscured double glazed window to rear elevation.



Garage 18'6 x 9' (5.64m x 2.74m)

With up and over door, wall mounted Ideal boiler, obscured double glazed window to rear elevation and door into utility.

Outside

Front: Having driveway to the right hand side, adjacent lawn with shrubbery and both front door and garage door at the top.

Rear: With steps down to low maintenance patio area and steps up to back gate.

Agents Note

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: B

EPC: C

Tenure Information: FREEHOLD

