

261 Stourbridge Road, Halesowen, B63 3QU



TOTAL FLOOR AREA: 1134 sq.ft. (105.4 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.  
Made with Metropix ©2020



## 261 Stourbridge Road, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

**\*\*OFFERING NO CHAIN\*\* \*\*OFF ROAD PARKING AVAILABLE\*\***

Hicks Hadley are delighted to present to the market this charming three-bedroom semi-detached property, ideally located in the heart of Halesowen. The home is rich in character, boasting traditional features including high ceilings and period charm throughout. Accommodation briefly comprises a spacious and welcoming entrance hallway, two well-proportioned reception rooms, a rear-facing fitted kitchen and a convenient ground floor shower room. To the first floor are three generously sized bedrooms and a family bathroom. Externally, the property further benefits from off-road parking to the rear and a private garden enjoying a sunny aspect. Early viewing is highly recommended to fully appreciate the space, character and location on offer.

**Offers In The Region Of £270,000 - Freehold**

**Hicks Hadley**



**Entrance hallway 24'8" x 4'9" (7.52m x 1.45m)**

Partially glazed composite door fitted, Traditional features throughout, Two radiators fitted to the side elevation, under stair storage space.

**Reception room 12'8" x 12'4" (3.86m x 3.76m)**

Bay window fitted to the front elevation along with glazed window fitted to the side elevation, Electric radiator fitted to the front elevation, fire place fitted central to the room.

**Dining room 13'9" x 12'3" (4.19m x 3.73m)**

Glazed windows fitted to the rear and side elevation, Gas fire place with feature surround.

**Kitchen 10'9" x 8'9" (3.28m x 2.67m)**

Glazed window fitted to the side elevation, One bowl stainless steel sink and drainer fitted, Partially tiled walls, Appliance space for washing machine, under counter fridge and freezer.

**Inner hallway**

Side access door leading to the rear garden.

**Ground floor shower room**

Partially tiled walls, Low flush w.c and sink fitted, walk in shower cubicle fitted with an electric shower.

**Landing 12'3" x 8'7" (3.73m x 2.62m)**

Spacious area with added storage cupboard.

**Bedroom one 13'9" x 8'9" (4.19m x 2.67m)**

Glazed window fitted to the rear elevation, Radiator fitted to the inside elevation, Fitted wardrobes also housing boiler.

**Bedroom two 12'8" x 10'9" (3.86m x 3.28m)**

Glazed window fitted to the front elevation, Radiator fitted to the inside elevation, Coving throughout.

**Bedroom three 9'1" x 6'4" (2.77m x 1.93m)**

Glazed window fitted to the front elevation, Radiator fitted to the side elevation.

**Family bathroom**

Privacy glazed window fitted to the rear elevation, Radiator fitted to the side elevation, Partially tiled walls, Bath tub with sink and low flush w.c fitted.



**External**

To the front of the property sits steps leading to the front of the property along with mature planting and side access gate leading to the rear of the property. To the rear of the property sits a slabbed area with beautifully landscaped garden with mature planting and lawn throughout, Two outbuilding which are perfect for added storage space. Driveway to the rear of the garden with ample off road parking available and gated.

Council Tax Band :B

EPC :TBC

Tenure Information :FREEHOLD

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

**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)

