

.15 Fairfield Road, Halesowen, B63 4PT



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**Hicks Hadley**

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**\*\*NO CHAIN\*\* \*\*A SPECIAL OPPORTUNITY \*\***

Hicks Hadley welcome an opportunity to enhance a substantial family home in the sought after Halesowen location, this extended family home offers spacious living with far reaching views over the Clent Hills countryside. The property briefly comprises, A welcoming hallway with two reception rooms, an extended kitchen/dining space and a ground floor W.C, On the first floor sits four generously sized bedrooms and a family bathroom. This property further benefits from an integral garage larger than the average and a large family friendly rear garden. **VIEWING RECOMMENDED**

**Offers In The Region Of £370,000 - Freehold**

**Hicks Hadley**





#### Porch

##### Entrance hallway 15'4" x 6'9" (4.67m x 2.06m)

Glazed front door fitted with glass privacy glass panels to both sides, allowing much natural sunlight through. With Minton style flooring flowing through the hallway, Central heating radiator fitted to the side elevation and under stairs storage space available.

##### Lounge 13'1" x 12'3" (3.99m x 3.73m)

Bay style window fitted to the front elevation, Radiator fitted to the inside elevation, Fireplace with feature surround fitted central, Coving feature throughout.

##### Ground floor W.C

Low flush toilet and sink fitted with partially tiled walls.

##### Second reception room 11'4" x 9'7" (3.45m x 2.92m)

Radiator fitted to the side elevation, Sliding glazed doors to the rear elevation with beautiful views over the garden.

##### Kitchen/Dining room 19'6" x 14'0" (5.94m x 4.27m)

Two glazed window fitted to the rear elevation, Access door to the rear garden, Radiator fitted to the inside elevation, IDEAL boiler wall mounted, ample base and wall unit space along with integrated Zanussi double oven fitted, appliance space, partially tiled walls, One and a half bowl sink fitted with drainer and mixer tap, access door to the a spacious integral garage.

##### Large integral garage 17'6" x 10'4" (5.33m x 3.15m)

With up and over door fitted and integral door from the kitchen, This spacious garage has opportunity for much more with electric and lighting fitted

##### Landing 8'3" x 5'6" (2.51m x 1.68m)

##### Bedroom One 22'3" x 10'3" (6.78m x 3.12m)

This spacious bedroom is dual aspect with windows fitted to both front and rear elevation walls, radiator fitted to both front and rear elevation too, Sink fitted to the corner of the bedroom and far reaching views over the countryside.

##### Bedroom two 12'3" x 11'9" (3.73m x 3.58m)

Window fitted to the front elevation, radiator fitted to the front elevation.

##### Bedroom three 11'5" x 9'6" (3.48m x 2.90m)

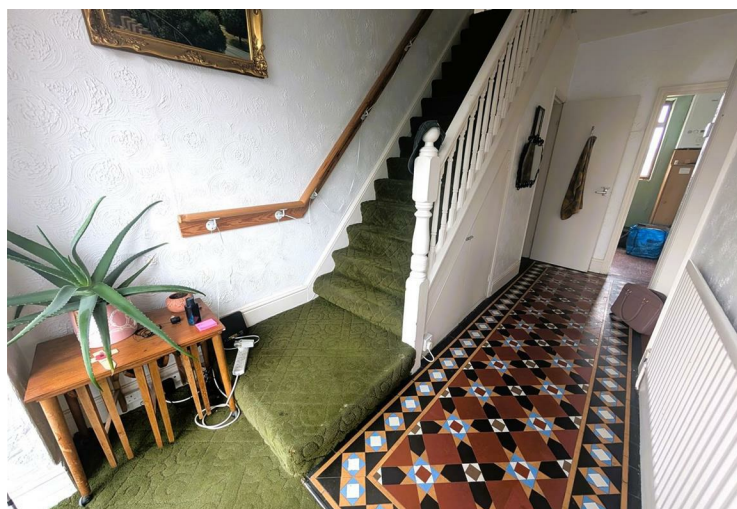
Window fitted to the rear elevation, radiator fitted to the rear elevation with far reaching views.

##### Bedroom four 9'4" x 8'2"max (2.84m x 2.49mmax)

Window fitted to the front elevation, Radiator fitted to the front elevation.

##### Family bathroom

Privacy glazed window fitted to the rear elevation, Partially tiled walls, A walk in shower cubicle with a thermostatic shower fitted, bath tub fitted and a low flush W.C and sink with mixer tap fitted, radiator fitted to the side elevation.



#### External

To the front of the property sits a low height brick wall and driveway with a side access gate to the rear garden where sits a slabbed area and steps to a large flat lawn area with mature planting around borders and to the edge of the garden with breath taking views this garden really needs to be visited to appreciate the tranquillity it offers.

#### 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 :D

EPC :TBC

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and tiled roof with partially flat roof,All information has

