

10 Barnswood Close, Halesowen, B63 2DE



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**Hicks Hadley**

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**\*\*EXTENDED PROPERTY WITH GARAGE\*\***

A superbly presented modern two bedroom, extended semi-detached property in this most popular of cul-de-sac locations; suitable for schools, transport links and all local amenities. The property briefly comprises: entrance hall, fitted kitchen, spacious lounge, large conservatory, two double bedrooms and modern shower room to first floor. The property further benefits from: garage, private rear garden and driveway. EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE LOCATION AND QUALITY OF THE ACCOMMODATION. EPC: D

**Offers In The Region Of £250,000 - Freehold**

**Hicks Hadley**



#### Entrance Hall

With obscured double glazing to front elevation, under stairs cupboard, central heating radiator, stairs to first floor and doors into:

#### Fitted Kitchen 9'10" x 5'7" (3.003 x 1.707)

Having matching wall and base units with worktops over, single drainer sink unit, gas hob, extractor chimney over, plumbing for automatic washing machine, integrated fridge, wall mounted boiler in cupboard, double glazed window to front elevation.

#### Spacious Lounge 14'7" x 12'0" (4.464 x 3.67)

With feature fireplace, electric fire, central heating radiator, double glazed French doors into:



#### Large Conservatory 21'7" x 8'10" (6.60 x 2.70)

With double glazed window to side elevation, rear elevation and double glazed door into garden.

#### Landing

With loft hatch and doors into:

#### Bedroom One 11'4" x 8'10" (3.47 x 2.71)

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

#### Bedroom Two 9'6" x 8'5" (2.91 x 2.59)

With central heating radiator, walk in wardrobe, storage cupboard and double glazed window to front elevation.

#### Modern Shower Room

Having walk in shower, low flush wc, vanity wash hand basin, ceramic tiling, heated towel rail, spotlights and obscured double glazed window to side elevation.

#### Garage 16'1" x 8'3" (4.91 x 2.54)

With ample storage space, up and over door, electric and door into garden.

#### Outside

Front: With iron railings to border and block paved driveway leading to garage door and front door.

Rear: With paved patio area leading to lawn, shrubbery areas and further paved patio area to the left hand side.

#### Agents Note



COUNCIL TAX BAND: B

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: TBA

All main services are connected: gas, electric and 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)

