

.17 Newfield Crescent, Halesowen, West Midlands, B63 3SS



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Hicks Hadley

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****FABULOUS EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY****
A beautifully presented three bedroom semi-detached property with two storey extension and impressive modern interiors located in this most popular of cul-de-sac locations; excellent for school access, local amenities and transport links. The property briefly comprises: entrance hall, front sitting room, open plan modern living area with refitted kitchen and superb lounge diner, utility, downstairs shower room, large refitted bathroom and three generously sized bedrooms to first floor; master having dressing area and ensuite shower room. The property further benefits from: attractive private rear garden and long driveway. A MUST SEE TURN KEY PROPERTY. EPC: TBA

Offers In The Region Of £325,000 - Freehold

Hicks Hadley



Entrance Hall

Sitting Room

Open Plan Living Area 27'9" x 15'5" (max)
(8.459 x 4.724 (max))

To include:

Refitted Kitchen 13'10" x 13'5" (max) (4.22m x 4.09m (max))

Having matching wall and base units with worktops over, larder, integrated oven, integrated microwave, five ring gas hob, extractor over, under stairs cupboard with obscured double glazed window to side elevation, island with breakfast bar, one and a half bowl drainer sink unit, integrated dishwasher, spotlights, door into utility and open access into:

Lounge/Diner 15'5" x 12'9" (4.724 x 3.901)

With spotlights, double glazed window to rear elevation and double glazed French doors into garden.

Utility 6'1" x 5'3" (max) (1.867 x 1.610 (max))

Having double sink unit, plumbing for automatic washing machine, space for dryer, splash back tiling, obscured double glazed side entry door and door into:

Shower Room 7'0" x 5'8" (max) (2.154 x 1.728 (max))

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

Landing

With double glazed window to side elevation, loft hatch and doors into:

Master Bedroom 14'9" x 10'4" (4.509 x 3.164)

With feature fireplace, central heating radiator, double glazed door to rear elevation and door into:

Dressing Room 6'0" x 4'6" (1.852 x 1.384)

With double glazed window to rear elevation and door into:

Ensuite Shower Room 6'10" x 5'0" (2.105 x 1.525)

Having walk in corner shower cubicle, low flush wc, pedestal wash hand basin, heated towel rail, spotlights, splash back tiling and double glazed window to rear elevation.

Bedroom Two 12'7" x 9'1" (3.838 x 2.789)

With feature fireplace, central heating radiator and double glazed bay window to front elevation.



Bedroom Three 7'4" x 6'9" (max) (2.24m x 2.06m (max))

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

Large Refitted Bathroom 10'11" x 5'4" (3.334 x 1.629)

Having jacuzzi style bath with central mixer tap, low flush wc, pedestal wash hand basin, ceramic tiling, spotlights and obscured double glazed window to side elevation.

Outside

Front: With decorative border shrubbery to left hand side and adjacent driveway leading to side gate and front door entry.

Rear: With paved patio area, step down to central pathway leading to the rear of the garden with lawn on either side.



Agents Note

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

EPC: TBA

Council tax band: C

All mains services are connected.

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

