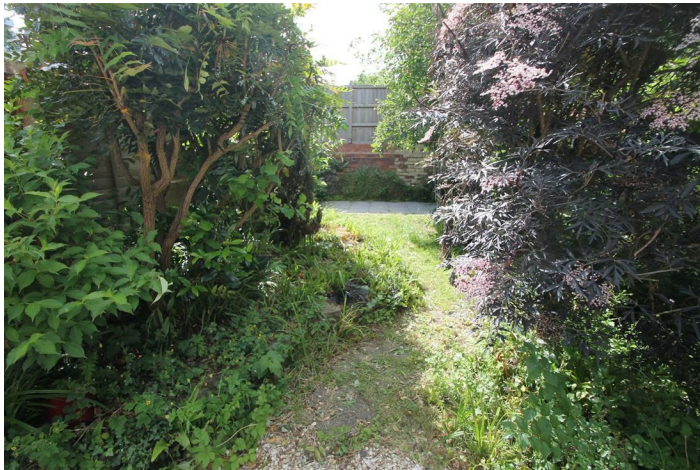


21 Laurel Lane, Halesowen, B63 3DA



21 Laurel Lane, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.com

NO UPWARD CHAIN

Superbly presented two bedroom period property in this most popular of locations for close access to: Halesowen town centre, bus station, popular schools and all local amenities. The property briefly comprises: spacious lounge, lobby with store, open plan kitchen/diner, large conservatory with insulated tiled roof, two double bedrooms and generously sized bathroom with separate shower cubicle to the first floor. The property further benefits from: private rear garden, gas central heating and double glazing. FANTASTIC OPTION FOR FIRST TIME BUYERS. VIEWING HIGHLY RECOMMENDED. EPC: TBA

Offers In The Region Of £190,000 - Freehold

Hicks Hadley



Spacious Lounge 13'9 x 10'11 (4.19m x 3.33m)
With feature fireplace, central heating radiator and double glazed window to front elevation.

Lobby
with storage cupboard and open access into:

Fitted Kitchen/Diner 13'10 x 10'11 (4.22m x 3.33m)

Having matching wall and base units with worktops over, two and a half bowl drainer sink unit, plumbing for automatic washing machine, space for cooker, space for fridge/freezer, tiled flooring, central heating radiator, wall mounted recently installed Worcester boiler, door to stairs and door into:

Conservatory 11'10 x 9'11 (3.61m x 3.02m)
With with insulated tiled roof, central heating radiator, double glazing to side and rear elevation and double glazed door into garden.

Landing
With loft hatch and doors into:

Bedroom One 11'2 x 11'1 (3.40m x 3.38m)
With integrated wardrobes, central heating radiator and double glazed window to rear elevation.

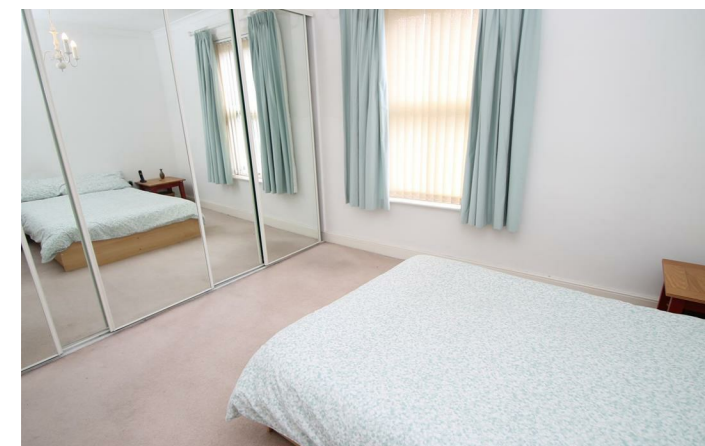
Bedroom Two 10'11 x 10'11 (max) (3.33m x 3.33m (max))

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

Large Bathroom 10'9 x 6'2 (3.28m x 1.88m)
Having bath with central mixer tap, separate corner shower cubicle, vanity wash hand basin, low flush wc, spotlights, splash back tiling, central heating radiator and obscured double glazed window to front elevation.

Outside
Front: With low level wall, shared side entry access and front door.

Rear: With paved patio leading to lawn and mature shrubbery.



Agents Note

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

COUNCIL TAX BAND: B

All main services are connected (gas/water/electric).

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

EPC: TBA

Vendor Note

We have been informed that a new boiler was installed in October 2024.

