

7 Leebank Road, Halesowen, B63 1AF



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Hicks Hadley

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****OFFERING NO UPWARD CHAIN** **SUPERB FOR UPSIZERS****

Hicks Hadley are proud to present to the market this three bedroom Mucklow built semi-detached property with lots of potential in this ever popular location for schools and all local amenities. The property briefly comprises: A porch through into a welcoming entrance hallway, spacious dual aspect lounge/dining room, fitted kitchen, three good sized bedrooms with far reaching views and a family bathroom. The property further benefits from: garage, driveway and two brick built out buildings. **EARLY VIEWING HIGHLY RECOMMENDED.**

Asking Price £290,000 - Freehold

Hicks Hadley



Porch

Double glazing to the front elevation.

Entrance hallway 13'8" x 5'7" (4.17m x 1.70m)

Door with privacy panel to the side allowing much natural sunlight through, under stairs storage space, radiator fitted to the side elevation.

Dual aspect lounge/dining room 22'4" x 11'3" (6.81m x 3.43m)

Double glazing to the front and rear elevation, radiators fitted to the rear and side elevation, electric fire place fitted with surround.

Kitchen 13'5" x 7'0" (4.09m x 2.13m)

Double glazed window fitted to the rear elevation, access door leading to the rear garden, Appliance space for washing machine and fridge/freezer, Partially tiled walls, Radiator fitted to the side elevation, Stainless steel sink and drainer fitted with mixer tap, oak block style worktop fitted.

Landing 7'0" x 5'6" (2.13m x 1.68m)

Loft access above.

Bedroom One 11'4" x 11'0" (3.45m x 3.35m)

Double glazed bay style window fitted to the front elevation, radiator fitted to the inside elevation.

Bedroom Two

Double glazed window fitted to the rear elevation, radiator fitted to the inside elevation.

Bedroom three 10'6" x 8'3" rhh (3.20m x 2.51mrhh)

Double glazed window fitted to the front elevation, radiator fitted to the front elevation.

Family bathroom

Privacy double glazed window fitted to the rear elevation, bath tub fitted with electric shower overhead, Partially tiled walls, Radiator fitted to the side elevation, storage cupboard space.

External

To the front of the property sits a block paved driveway with ample off road parking available along with a lawn and side access gate, To the rear of the property sits a slabbed patio area with two out-buildings and steps leading to a lawn area and further slabbed area to the rear area of the garden.



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 build with tiled roof, All information has been provided by the vendor, Please confirm details with a chosen solicitor.

Garage 14'9"max x 7'4" (4.50mmax x 2.24m)

'IDEAL 'combi boiler wall mounted, electric and lighting.

