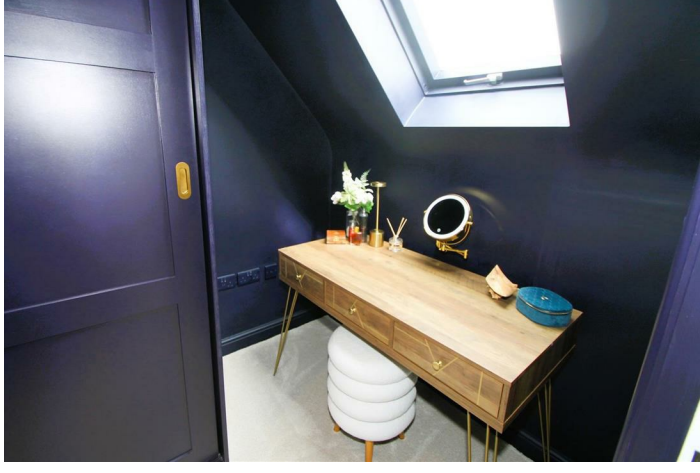
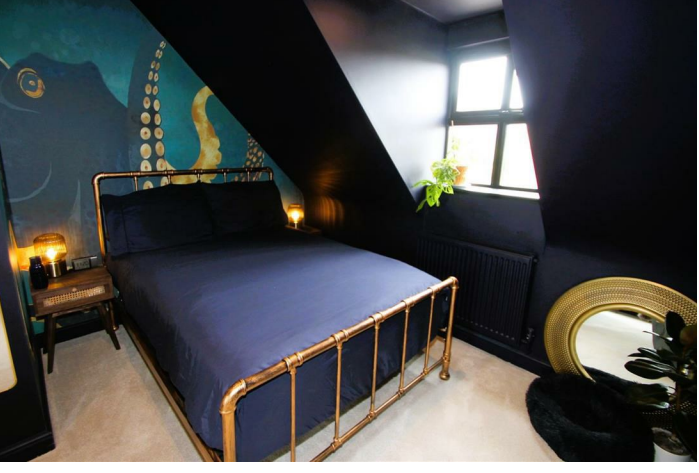


.11 Hollyberry Close, Halesowen, B63 4NN



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**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

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https://www.hickshadley.com

Hicks Hadley are delighted to present this beautifully renovated three-storey home, perfectly positioned to enjoy elevated views across Halesowen town while remaining discreetly tucked away just a short walk from major amenities. The ground floor features a stylish fitted kitchen, a spacious lounge opening directly onto a thoughtfully landscaped rear garden, and a convenient guest W.C.. On the first floor, you will find two generous double bedrooms along with a modern family bathroom finished to a high standard. The top floor is dedicated to a truly impressive master suite, complete with fitted wardrobes and the added benefit of built-in plumbing for appliance space. This leads through to a luxurious private bathroom, boasting contemporary fixtures and a stunning free-standing bathtub—a perfect retreat for relaxation. This exceptional home offers space, style, and convenience in equal measure. A property not to be missed.



**Offers In The Region Of £265,000 - Freehold**



#### Entrance hallway

Door to front, radiator, door to WC, door to storage cupboard, door to lounge and access to kitchen, stairs to first floor

#### Fitted Kitchen 12'10 x 5'11 (3.91m x 1.80m )

Double glazed window to front elevation, radiator fitted to the inside elevation, inset sink unit with drainer and mixer tap, integrated dishwasher, ample wall and base units, work surfaces, electric (Hotpoint) hob with oven below, stainless steel extractor hood above, space for tall fridge freezer.

#### W.C

Privacy glazed window fitted to the front elevation, sink with mixer tap fitted and low flush w.c fitted.

#### Lounge 16'6 x 13'0 (5.03m x 3.96m )

Double glazed French doors to rear garden, radiator, under stairs storage cupboard

#### First floor landing

Stairs to second floor, doors to bedroom two and three and family bathroom

#### Bedroom Three 12'3 x 11'3 (3.73m x 3.43m )

Double glazed window to rear, radiator

#### Bedroom Two 13'0 x 10'9 (3.96m x 3.28m )

Two double glazed windows to front, radiator

#### Bathroom

Panelled bath with thermostatic shower over, low level WC, wash hand basin, heated towel rail fitted to the side elevation, partially tiled walls.

#### Second Floor Landing

Door to Bedroom one

#### Bedroom One 26'1 max x 13'0 rhh (7.95m max x 3.96m rhh)

Double glazed window to front, skylight to rear, radiator, door to en-suite bathroom, bespoke fitted wardrobe space with lighting fitted and washer and dryer fitted.

#### En suite

Double glazed skylight to rear, refitted modern suite, free standing bath with "rain " shower above, wash hand basin, low level WC and heated towel rail.

#### External

To the rear of the property is a landscaped garden with electric power outlets and a timber shed with electric power

#### 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 :B

EPC :TBC

Tenure Information :Freehold

Any other Material Facts :Traditional brick build and tiled roof, All information has been provided by the vendor, please confirm all details with a chosen solicitor.

