

15 Cobham Road, Halesowen, B63 3JW



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Hicks Hadley

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****FANTASTIC LUXURY PROPERTY** **WITH NHBC WARRANTY****

A superbly presented four bedroom detached property in this most popular of private road cul-de-sac locations in close proximity to Halesowen Town centre, very popular schools and transport links. The property briefly comprises: entrance hall with Karndean Parquet flooring, downstairs wc, spacious lounge with media wall, fitted kitchen/diner with a range of impressive features to include quartz worktop and Quooker tap, four generously sized bedrooms (master with ensuite shower room) and modern family bathroom to first floor. The property further benefits from: two car parking spaces, large garage, attractive front garden and private rear garden with summerhouse (log burner included). GENUINE TURN KEY PROPERTY. EARLY VIEWING ESSENTIAL. EPC: B

Offers Over £425,000 - Freehold

Hicks Hadley



Entrance Hall

Having obscured double glazed composite front door, central heating radiator, Karndean Parquet flooring, double glazed window to side elevation, Texecom alarm system with fob entry, spotlights, under stairs storage with plumbing for automatic washing machine and space for dryer, stairs to first floor and doors into:

Downstairs WC

With low flush wc, wall mounted wash hand basin, heated towel rail, splash back tiling, Karndean parquet flooring, spotlights and obscured double glazed window to front elevation.

Spacious Lounge 20'3 x 10'1 (max) (6.17m x 3.07m (max))

Having feature fireplace, media wall, central heating radiator, double glazed bay window to front elevation and folding access door into:

Fitted Kitchen/Diner 16'6 x 12'3 (5.03m x 3.73m)

Having butlers pantry and island with quartz worktops over to incorporate single resin sink unit with Quooker tap, integrated appliances to include: oven, microwave oven, fridge/freezer, electric hob, wine fridge and dishwasher, two modern vertical central heating radiators, luxury vinyl tiling, spotlights, two double glazed picture windows to side elevation and sliding set of three doors on to the garden.

Landing

With loft hatch, double glazed window to side elevation, storage cupboard housing wall mounted Ideal boiler and doors into:

Master Bedroom 13'8 9'9 (4.17m 2.97m)

With central heating radiator, double glazed bay window to front elevation and door into:

Ensuite Shower Room

Having walk in shower cubicle, low flush wc, wall mounted wash hand basin, Karndean flooring, spotlights, Porcelanosa splash back tiling, spotlights and obscured double glazed window to side elevation.

Bedroom Two 10'5 x 9'9 (3.18m x 2.97m)

With central heating radiator, Fujitsu air conditioning unit and double glazed window to rear elevation.

Bedroom Three 8'2 x 6'5 (2.49m x 1.96m)

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

Bedroom Four 8'2 x 6'5 (2.49m x 1.96m)

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

Family Bathroom 9'9 x 4'6 (2.97m x 1.37m)



Outside

Front: Having two car parking spaces leading past the garage on to the footpath with attractive front lawn, border shrubbery footpath leading to the front door and side entrance.

Rear: Having large patio area leading up steps to the artificial turf lawn, attractive border shrubbery, raised patios and summerhouse with log burner. We are informed that the garden also has mains lighting and water feature.

Garage 20'5 x 10'3 (6.22m x 3.12m)

Having electric, light and up and over entrance door.

Agent Note

All main services are connected (gas, electric and water).

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



EPC: B

Tenure information: FREEHOLD

COUNCIL TAX BAND: D

Vendor Note

We are informed that the vendor will be including the security camera system.

We have also been informed that the property is still under the NHBC warranty.

