

322 Hagley Road, Halesowen, B63 4QF



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Hicks Hadley

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<https://www.hickshadley.com>

****THOUGHTFULLY DECORATED** **MOVE IN READY****

Hicks Hadley offer an extended and beautifully presented three bedroom period property in this most popular of locations close to many amenities to include good Primary and Secondary schools, public transport links, Halesowen town centre and has stunning views of the Clent Hills in the distance. The property briefly comprises: spacious lounge, refitted kitchen, bathroom, three double bedrooms and study. The property further offers a private rear garden, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF THE PROPERTY. EPC:E

Asking Price £220,000 - Freehold

Hicks Hadley



Entrance hallway

open storage area under the stairs and doors to:

Lounge 11'10 x 11'10 max (3.61m x 3.61m max)

Tastefully decorated decorated with central heating radiator and two double glazed windows to front elevation.

Dining room 12'0" x 12'0"max (3.66m x 3.66mmax)

Redecorated with central heating radiator, double glazed window to side elevation, access to kitchen.

Kitchen 11'7 x 7'9 max (3.53m x 2.36m max)

Having a range of white high gloss base units with wood effect work surfaces, single drainer sink unit, integrated electric oven, electric hob with extractor over, matching wall units, partially tiled splash backs, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to side elevation, access to:

Family bathroom

Having panel bath, pedestal wash hand basin, shower cubicle, central heating radiator and obscured double glazed window to rear elevation.

Separate ground floor w.c

With low flush WC, central heating radiator, wall mounted boiler and double glazed window to side elevation.

First floor landing

Stairs to the first floor landing are accessed from dining room and lounge, with doors to

Bedroom two 11'11 x 11'10 (max) (3.63m x 3.61m (max))

Beautifully decorated and having central heating radiator and double glazed window to front elevation.

Bedroom three 12' x 12' (max) (3.66m x 3.66m (max))

Redecorated and having a built in storage cupboard, central heating radiator and double glazed window to rear elevation.

External

Front: With small walled fore garden and shared tunnel entry to front door and side entrance to rear garden.

Rear: Rear door opens to side access and decked area leading to lawn with mature bordering shrubbery.



Agent notes

All main services are connected . (Gas/ Electric / Water)

Tenure Information :FREEHOLD

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 :E

Any other Material Facts :

Study 11'10 x 7'6 (3.61m x 2.29m)

Having central heating radiator, double glazed window to front elevation and stairs leading to:

Bedroom one 17'6 x 11'5 (max) (5.33m x 3.48m (max))

Redecorated with central heating radiator and double glazed windows to front and rear elevations.

Second floor landing

Door to bedroom one.

