

12 Halesowen Road, Cradley Heath, B64 5NL



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



12 Halesowen Road, Cradley Heath



Hicks Hadley

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SPACIOUS PROPERTY

A supremely spacious, modern three bedroom end of terraced property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: entrance hall, downstairs wc, spacious lounge, refitted kitchen/diner, conservatory, three good sized bedrooms and modern bathroom with separate shower to first floor. The property further benefits from: long private rear garden, good sized block paved driveway, gas central heating, double glazing and large garage with utility section. A GREAT OPTION FOR UPSIZERS. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

Offers Over £250,000 - Freehold



Entrance Hall

With double glazing to front and side elevation, and doors into:

Downstairs WC

With low flush wc, vanity wash hand basin and obscured double glazed circular window.

Spacious Lounge 17'3 x 15'9 (max) (5.26m x 4.80m (max))

With central heating radiator, under stairs cupboard, stairs to first floor and door into:

Fitted Kitchen/Diner 22' x 9'1 (max) (6.71m x 2.77m (max))

Having matching wall and base units with worktops over to incorporate sink and drainer unit, integrated oven, gas hob, space for fridge freezer, plumbing for automatic washing machine, storage cupboard, door into garage and open access to:

Conservatory 14'11 x 7'1 (4.55m x 2.16m)

Having spotlights, double glazing to rear elevation and double glazed French doors into garden.

First Floor Landing

With loft hatch and doors into:

Bedroom One 14'1 x 9'3 (4.29m x 2.82m)

With central heating radiator and dual aspect double glazed windows to side and front elevation.

Bedroom Two 9'10 x 8'5 (3.00m x 2.57m)

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

Bedroom Three 8'1 x 5'9 (2.46m x 1.75m)

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

Refitted Family Bathroom

Having corner bath, separate shower cubicle, low flush wc, vanity wash hand basin, heated towel rail, ceramic tiling and obscured double glazed window to rear elevation.

Garage/Utility 13'11 x 9'11 (max) (4.24m x 3.02m (max))

Having front entrance door, internal access door from kitchen/diner and utility area with wall and base units.



Outside

Front: With pathway to front door through a low maintenance gravelled area and adjacent block paved driveway leading to garage entrance door.

Rear: With patio

Agents Note

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

EPC: D

Council Tax Band: C

All mains services are connected.

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

