

26 Long Mynd, Halesowen, B63 1HZ



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Hicks Hadley

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**\*\*FANTASTIC OPTION FOR UPSIZERS\*\***  
A superbly presented three bedroom semi-detached property in this most prestigious of cul-de-sac locations on the Squirrels estate; excellent for access to schools, transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge, impressive refitted kitchen/diner, three generously sized bedrooms and modern shower room to first floor. The property further benefits from: large garage, gas central heating, double glazing, driveway and suitable garden for families. **EARLY VIEWING ESSENTIAL. EPC: TBA**

**Offers In The Region Of £295,000 - Freehold**

Hicks Hadley



#### Entrance Hall

With central heating radiator, obscured double glazed front door, stairs to first floor and door into:

#### Spacious Lounge 15'1 x 11'9 (max) (4.60m x 3.58m (max))

With central heating radiator, feature fireplace, electric fire, double glazed window to front elevation and door into:

#### Refitted Kitchen/Diner 15'1 x 10'6 (max) (4.60m x 3.20m (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated Bosch double oven, integrated Bosch electric hob, extractor island, store, tiled flooring, obscured double glazed door to side elevation, double glazed window to rear elevation and double glazed French doors into garden

#### Landing

With obscured double glazed window to side elevation, loft hatch and doors into:

#### Bedroom One 15'1 x 8'5 (4.60m x 2.57m)

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

#### Bedroom Two 11'4 x 8'6 (3.45m x 2.59m)

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

#### Bedroom Three 10'1 x 6'6 (3.07m x 1.98m)

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

#### Shower Room

With walk in shower cubicle, low flush wc, vanity wash hand basin, heated towel rail and obscured double glazed window to rear elevation.

#### Garage 18'7 x 10'10 (max) (5.66m x 3.30m (max))

With wall mounted Worcester boiler, plumbing for automatic washing machine, up and over door and door into garden.

#### Outside

Front: With gravelled driveway leading to front door and garage door.

Rear: With large paved patio and lawn beyond it.

#### Agents Note



#### COUNCIL TAX BAND: C

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

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)

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