


59 Kenswick Drive, Halesowen, B63 4QZ



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Hicks Hadley

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A great opportunity to purchase a three bedroom semi-detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, reception hall, fitted kitchen, spacious 'L' shaped lounge/diner, three generously sized bedrooms, modern bathroom and separate wc to first floor. The property further benefits from: driveway, long private rear garden (in excess of 100 feet), great views of surrounding countryside, gas central heating and garage. A FANTASTIC POSITION ON A POPULAR ROAD. EASY ACCESS INTO HALESOWEN TOWN CENTRE. EPC: TBA

Offers In The Region Of £275,000 - Freehold

Hicks Hadley



Porch

With double glazed window to front elevation, double glazed front door and door into:

Reception Hall

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

Fitted Kitchen 8'7 x 6'5 (max) (2.62m x 1.96m (max))

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for cooker, splash back tiling, serving hatch, pantry with space for fridge/freezer, double glazed window to side elevation and obscured double glazed door to side elevation.

'L' Shaped Lounge/Diner 16'7 x 15'9 (max) (5.05m x 4.80m (max))

With feature fireplace, central heating radiator, double glazing to rear elevation and double glazed patio door into garden.

Landing

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

Bedroom One 15'8 x 10'1 (max) (4.78m x 3.07m (max))

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

Bedroom Two 10'10 x 10'2 (3.30m x 3.10m)

With central heating radiator, pedestal wash hand basin and double glazed window to front elevation.

Bedroom Three 8'1 x 6'3 (2.46m x 1.91m)

With double glazed window to rear elevation.

Modern Bathroom

Having short panel bath, shower over, pedestal wash hand basin, heated towel rail, ceramic tiling, storage cupboard housing wall mounted boiler and obscured double glazed window to front elevation.

Separate WC

With low flush wc, wall mounted wash hand basin, ceramic tiling and obscured double glazed window to side elevation.



Garage

With up and over door.

Outside

Front: With driveway and adjacent lawn leading to garage door, side entrance gate and front door entrance.

Rear: With patio area, long lawn with central stepping stones leading to steps and further lawn area. Having attractive mature trees and border shrubbery.

Agents Note

COUNCIL TAX BAND: C

We have been informed that the property is freehold.



Please check this detail with your solicitor.

EPC: TBA

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

All mains services are connected (gas/electric/water).

Vendor Note

We have been informed by our vendor that the property has a garden in excess of 100 feet.