

62 Albert Road, Halesowen, B63 4SN



Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with MyHomeplan ©2023



## 62 Albert Road, Halesowen



### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\*\***

A fantastic three bedroom semi-detached house, ideally situated for access to schools, transport links and all local amenities. The property briefly comprises: dining room, downstairs wc, spacious lounge, conservatory, breakfast room, fitted kitchen, lean to, three double bedrooms and shower room to first floor. The property further benefits from: long block paved driveway, good sized garage and attractive private rear garden. VIEWING HIGHLY RECOMMENDED. SUPERB OPTION FOR UPSIZERS. EPC: C

**Offers In The Region Of £275,000 - Freehold**

Hicks Hadley





### **Dining Room 16' x 10' (max) (4.88m x 3.05m (max))**

With obscured double glazed front door, two central heating radiators, stairs to first floor, double glazed window to front elevation, under stairs storage cupboard and doors into:

### **Downstairs WC**

With low flush wc, wall mounted wash hand basin and splash back tiling.

### **Spacious Lounge 16'5 x 11'4 (5.00m x 3.45m)**

With two central heating radiators, feature fireplace, gas fire, access into breakfast room and double glazed patio doors into:

### **Conservatory 10' x 10' (3.05m x 3.05m)**

With obscured double glazing to side elevation, double glazing to side elevation, double glazing to rear elevation and double glazed doors into garden.

### **Breakfast Room 8' x 7' (2.44m x 2.13m)**

With central heating radiator, window to side elevation and access into:

### **Fitted Kitchen 8'5 x 7'2 (2.57m x 2.18m)**

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, electric hob, integrated Bosch oven, plumbing for automatic washing machine, space for fridge, splash back tiling, wall mounted Baxi boiler, double glazed window to rear elevation and obscured double glazed door into:

### **Lean To**

With double glazed door to front and double glazed door into garden.

### **Landing**

With loft hatch, storage cupboard, obscured window to side elevation and doors into:

### **Bedroom One 11'4 x 11'3 (3.45m x 3.43m)**

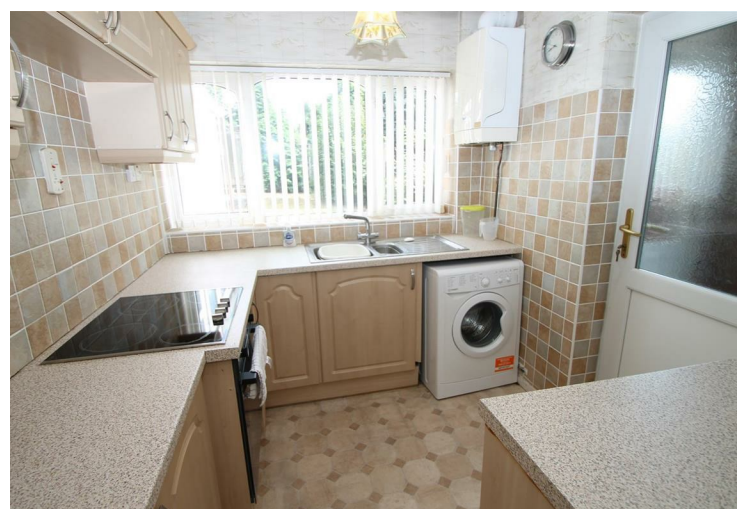
With central heating radiator and double glazed window to rear elevation.

### **Bedroom Two 11'9 x 7'5 (3.58m x 2.26m )**

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

### **Bedroom Three 11'3 x 7'4 (3.43m x 2.24m)**

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



### **Shower Room**

Having walk in shower cubicle, low flush wc, vanity wash hand basin, ceramic tiling and obscured window to side elevation.

### **Garage 16' x 8'5 (4.88m x 2.57m)**

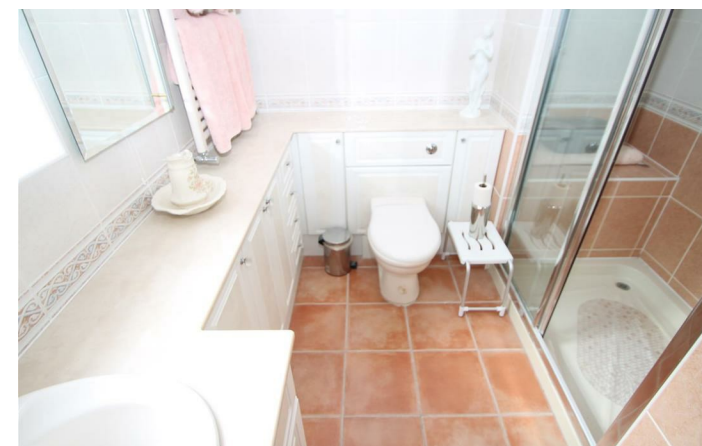
With up and over door.

### **Outside**

Front: Having lawn with long adjacent block paved driveway leading to garage access door, front door and side entry.

Rear: Having paved patio area, low level wall and central pathway leading to the rear with adjacent lawns and border shrubbery.

### **Agents Note**



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)

Council Tax Band: C

EPC: C

Tenure Information: FREEHOLD

