

71 Bloomfield Street North, Halesowen, B63 3RE



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**Hicks Hadley**

**13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU**



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<https://www.hickshadley.co>

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

A nicely positioned two bedroom semi-detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: spacious lounge, inner lobby, separate dining room, fitted kitchen, rear lobby, downstairs bathroom, two double bedrooms and shower room to first floor. The property further benefits from: gas central heating and long private rear garden. SUPERB OPPORTUNITY FOR FIRST TIME BUYERS. EPC: E

**Offers In The Region Of £190,000 - Freehold**

**Hicks Hadley**



**Spacious Lounge 11'6 x 10'9 (max) (3.51m x 3.28m (max))**  
Having obscured double glazed front entrance door, central heating radiator, feature fireplace, double glazed window to front elevation and access into:

#### Inner Lobby

With stairs to first floor and access into:

#### Separate Dining Room 11'9 x 10'9 (max) (3.58m x 3.28m (max))

With under stairs storage cupboard, central heating radiator, double glazed window to rear elevation and door into:

#### Fitted Kitchen 12'6 x 6'7 (3.81m x 2.01m)

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven, Bosch gas hob, extractor over, plumbing for automatic washing machine, tiled flooring, splash back tiling, breakfast bar area, double glazed window to side elevation and door into:

#### Rear Lobby

With ceramic tiling, double glazed door into garden and door into:

#### Downstairs Bathroom

Having bath with shower over, low flush wc, wall mounted central heating boiler, wash hand basin, central heating radiator and obscured double glazed window to side elevation.

#### Landing

With loft hatch and doors into:

#### Bedroom One 14'1 x 11'8 (max) (4.29m x 3.56m (max))

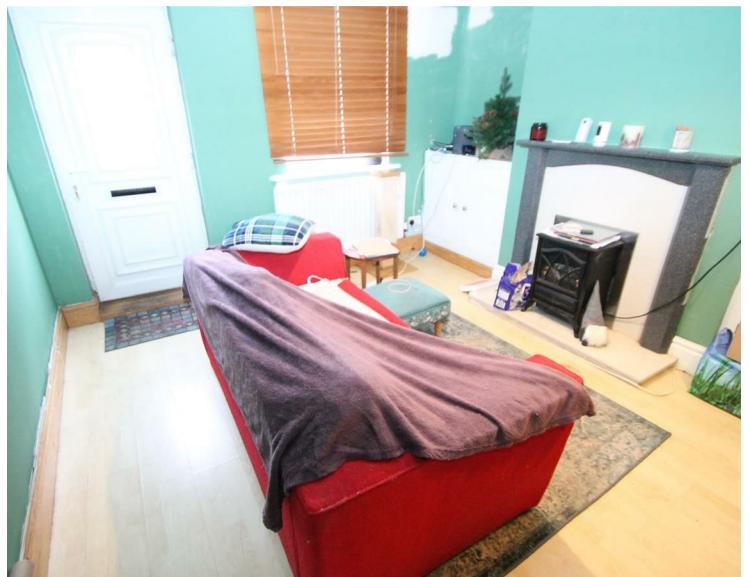
With integrated wardrobes, two central heating radiators and two double glazed windows to front elevation.

#### Bedroom Two 10' x 7'5 (3.05m x 2.26m)

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

#### Shower Room

With walk in shower, low flush wc, vanity wash hand basin and central heating radiator.



#### Outside

Front: With front entrance door and side entrance access door from pavement.

Rear: With patio area leading to long multi-faceted rear garden.

#### Agents Note

COUNCIL TAX BAND: A

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)

