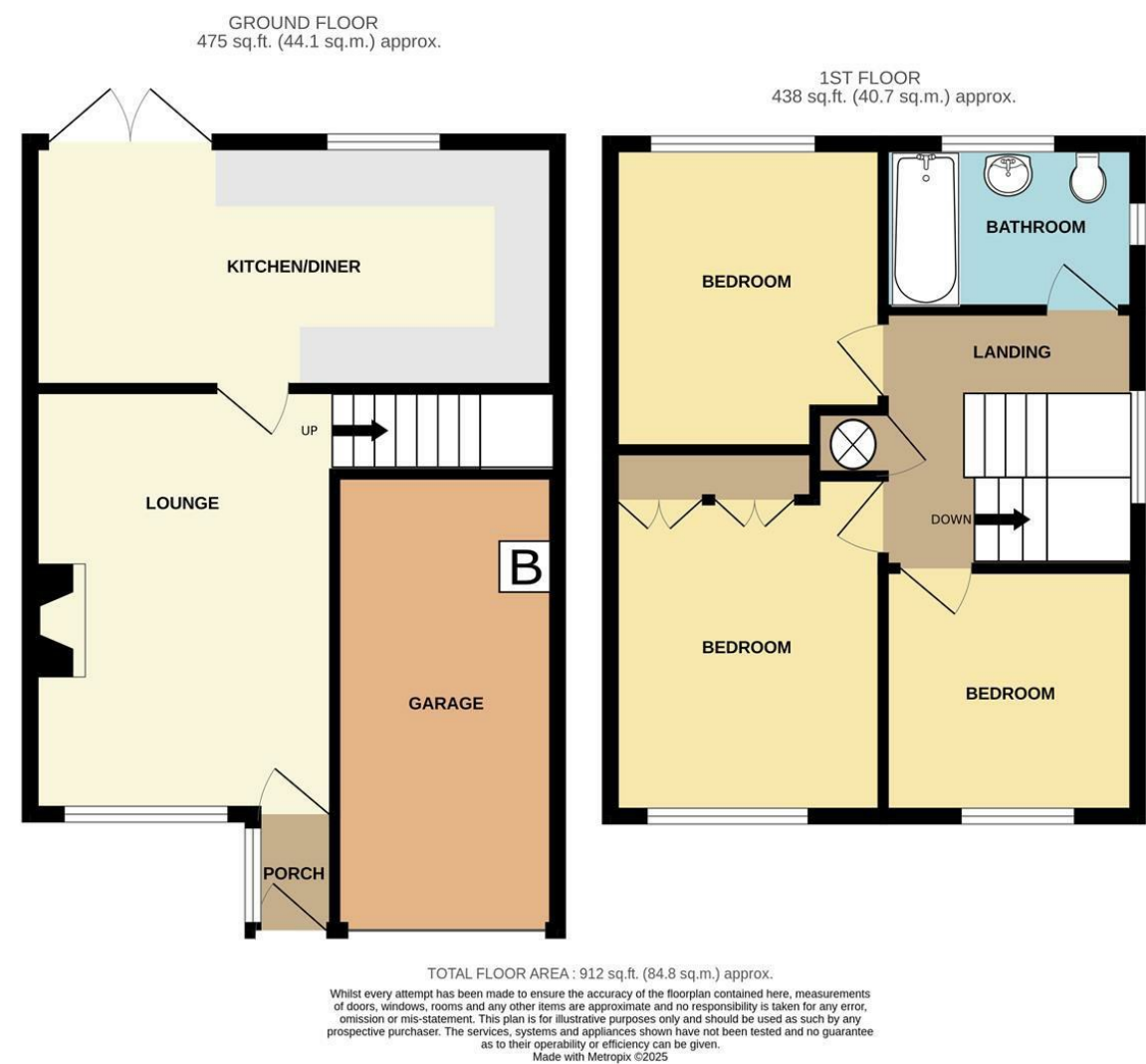


4 Sidlaw Close, Halesowen, B63 1JS



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Hicks Hadley

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****LOCATED IN THE EVER POPULAR SQUIRRELS ESTATE** **CUL DE SAC LOCATION****

A superbly situated semi detached FREEHOLD family home with far reaching views over the countryside, Offering a spacious living area with fitted kitchen/Dining room with french style doors to the rear garden. The upstairs comprises three great size bedrooms and a family bathroom. The property also benefits from a garage, gas central heating, double glazing throughout, A blocked paved driveway and a beautifully maintained rear garden. Council tax band C

Asking Price £275,000 - Freehold

Hicks Hadley



Porch

Lounge 14'9 x 10'7 (4.50m x 3.23m)

With a double glazed upvc window to the front elevation, a central heating radiator to the inside elevation, a wall light fitted and a gas fire with a feature surround.

Kitchen/Dining room 18'4 x 8'6 (5.59m x 2.59m)

Having ample unit space with a central heating radiator to the side elevation, a one and a half bowl sink with a drainer and a stainless steel mixer tap, an intergrated electric oven, a ceramic hob and a pull out extractor fan.

Landing 9'1"x 6' (2.77mx 1.83m)

With cupboard space, loft access above and an obscured window to the side elevation.

Bedroom one 9'5 x 11'9 (2.87m x 3.58m)

With fitted wardrobe space, a double glazed upvc window to the front elevation and a central heating radiator to the front elevation.

Bedroom two 9'5 x 10'6 (2.87m x 3.20m)

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

Bedroom three 8'5 x 8'6 (2.57m x 2.59m)

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

Family bathroom 5'7x8'6 (1.70mx2.59m)

Partially tiled with a white central heating towel radiator to the side elevation, an double glazed upvc obscured window to the rear and side elevation allowing natural light, a sink with a chrome mixer tap with a vanity underneath, a bath fitted with a mixer tap with a shower head fitted and a thermostatic shower fitted with a shower screen.

External

Rear: Having a slabbed area leading onto a perfectly maintained lawn with mature planting around the border and an access gate to the side of the property.

Garage 16'4 max x 7'8 (4.98m max x 2.34m)

Housing the boiler, water source and the stop tap.

Agent Notes

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)

Any other Material Facts :Traditional brick and block build with tiled roof,All details have been provided by the vendor.Please confirm details with a chosen solicitor.

Council Tax Band :C

EPC :TBC

Tenure Information :FREEHOLD

