

19 Douglas Road, Halesowen, B62 9HS



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Hicks Hadley

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NO UPWARD CHAIN

A fantastic three bedroom detached traditional character property in this popular location for schools, transport links and all local amenities. The property briefly comprises: porch, entrance hall with cellarette, two spacious dual aspect reception rooms, fitted kitchen with store, three generously sized bedrooms and modern family bathroom to first floor. The property further benefits from: impressive private rear garden, driveway and large wide garage with utility at the rear, downstairs wc and wall mounted Worcester boiler. Rewired in April 2024. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND TRADITIONAL STYLE OF THE PROPERTY. EPC: D

Offers In The Region Of £395,000 - Freehold

Hicks Hadley



Porch

With double glazed front entrance door, obscured double glazing to side elevation and door into:

Entrance Hall

With original tiled flooring, stairs to first floor and doors into:

Cellarette

With obscured window to front elevation.

Spacious Lounge 12'4 x 10'6 (max) (3.76m x 3.20m (max))

Having feature fireplace, double glazed feature window to side elevation and double glazed bay window to front elevation.



Dining Room 12'6 x 11'11 (3.81m x 3.63m)

Having feature fireplace, double glazed feature window to side elevation and double glazed patio door to rear elevation.

Fitted Kitchen 13'7 x 8'11 (4.14m x 2.72m)

Stairs and Landing

Having turned staircase with double glazed feature window to front elevation, loft hatch and doors into:

Bedroom One 12'6 x 12' (3.81m x 3.66m)

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

Bedroom Two 12'7 x 10'2 (max) (3.84m x 3.10m (max))

Having double glazed feature window to side elevation and double glazed bay window to front elevation.

Bedroom Three 9' x 8' (2.74m x 2.44m)

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

Modern Family Bathroom 6'5 x 5'9 (1.96m x 1.75m)

Having panel bath with shower over, low flush wc, vanity wash hand basin, heated towel rail, ceramic tiling and obscured double glazed window to side elevation.

Large Garage 20'6 x 11'6 (max) (6.25m x 3.51m (max))

Having skylight, obscured double glazed door to front elevation and obscured double glazed door into garden and door into:



Downstairs WC

With low flush wc and obscured double glazed window to rear elevation..

Outside

Front: With border hedges, lawn to the right hand side and good sized driveway leading to front entrance door and garage access.

Rear: With large paved patio area leading to lawn, right hand pathway to the rear and left hand pathway with a pear tree and an apple tree on the left hand side.

Agents Note

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



COUNCIL TAX BAND: D

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

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

EPC: D

Vendor Note

We have been informed that the property was rewired in April 2024.

