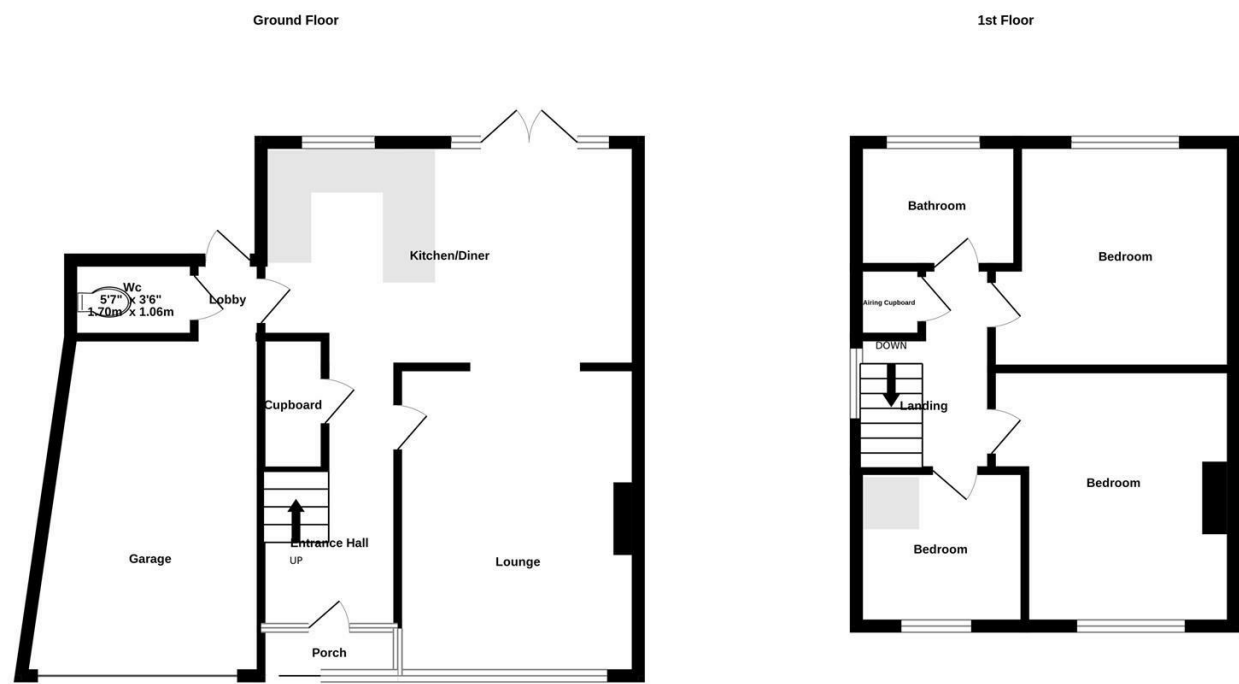


.35 Lansdowne Road, Halesowen, B63 1BP



Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metroplan ©2025



.35 Lansdowne Road, Halesowen



Hicks Hadley

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

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****FANTASTIC OPTION FOR FAMILIES****

Beautifully presented three bedroom semi-detached property in this ever popular location; ideal for access to popular schools, transport links and all local amenities. The property briefly comprises: porch, reception hall, spacious lounge, modern fitted kitchen/diner, lobby, downstairs wc, modern refitted family bathroom and three generously sized bedrooms to first floor. The property further benefits from: gas central heating, double glazing, superbly landscaped rear garden, garage and driveway with EV charger. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMODATION.** EPC: C

Offers In The Region Of £350,000 - Freehold

Hicks Hadley



Porch

With double glazing and door into:

Reception Hall

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

Spacious Lounge 14' x 10'9 (4.27m x 3.28m)

With feature fireplace, central heating radiator, double glazed window to front elevation and access into:

Modern Refitted Kitchen Diner 17'2 x 9'11 (5.23m x 3.02m)

Having wall and base units with granite worktops over to incorporate single drainer sink unit, integrated oven, integrated electric hob, extractor chimney over, heated towel rail, spotlights, obscured double glazed door to side elevation, double glazed window to rear elevation and double glazed French doors into garden.

Outer Lobby

With doors into:

Downstairs WC

With low flush wc.

Landing

With obscured double glazed window to side elevation and doors into:

Bedroom One 11'7 x 10'11 (3.53m x 3.33m)

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

Bedroom Two 11'1 x 10'2 (3.38m x 3.10m)

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

Bedroom Three 7'7 x 6'11 (2.31m x 2.11m)

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

Modern Refitted Family Bathroom 7'4 x 5'5 (2.24m x 1.65m)

With 'P' shaped bath, shower screen, low flush wc, wash hand basin and obscured double glazed window to rear elevation.

Garage 16'6 x 10'4 (max) (5.03m x 3.15m (max))

With electric shutter door.



Outside

Front: With large block paved driveway leading garage entrance and front door.

Rear: With impressively landscaped, multi tiered and multi-faceted garden layout offering patio areas, pond, lawn and an array of shrubbery.

Agents Note

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

All main services connected.

Broadband/Mobile



coverage://checker.ofcom.org.uk/en-gb/broadband-coverage.

Council tax band: C.

EPC: C

