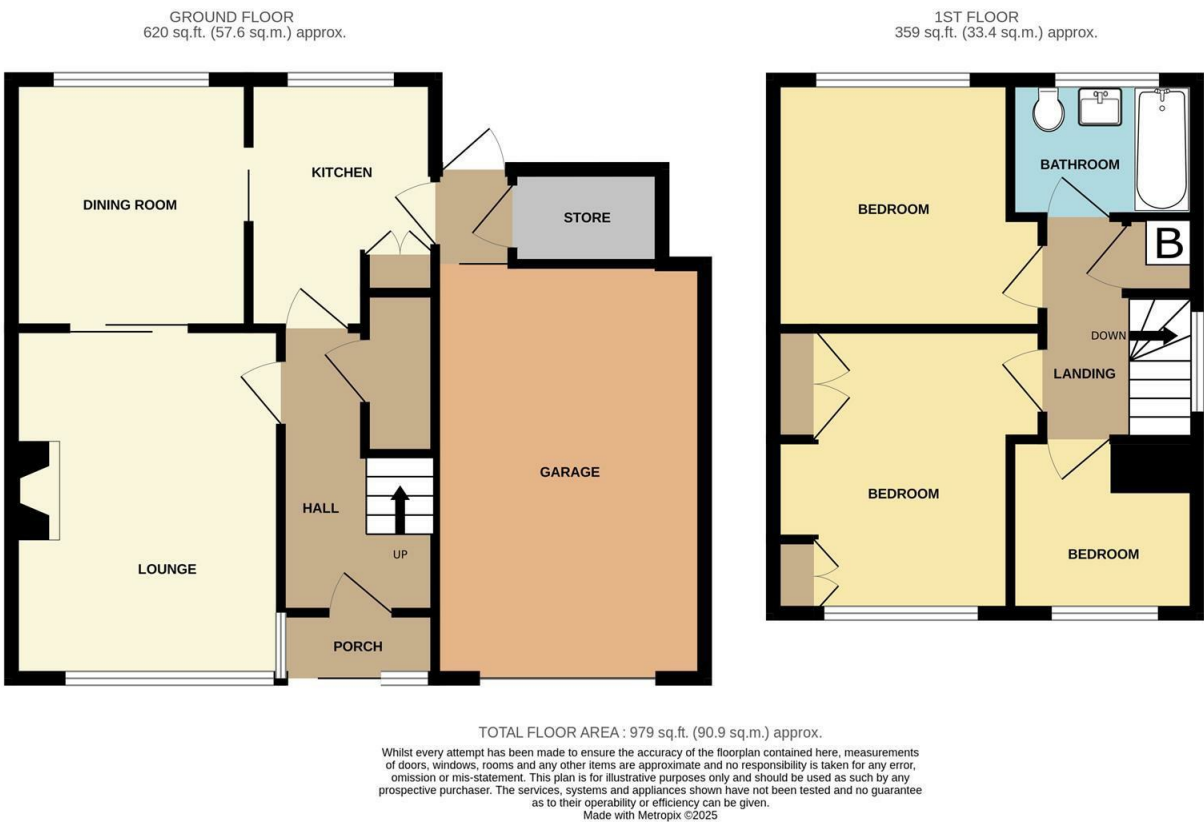


33 Lansdowne Road, Halesowen, B63 1BP



## 33 Lansdowne Road, Halesowen



**Hicks Hadley**

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

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

**\*\*OFFERING NO UPWARD CHAIN\*\* \*\*CONSIDERABLE SCOPE FOR IMPROVEMENT\*\***

Hicks Hadley welcome to the market this three bedroom semi detached property in the ever sought after Halesowen location, offering spacious and convenient. This property already has the curb appeal with heaps of potentially to make a perfect family home. The property briefly comprises: A Porch, entrance hallway, A spacious through lounge/diner, kitchen with door leading to a large garage and access door leading to the rear garden. On the first floor sits three great size bedrooms and a family bathroom. The property further benefits from central heating where specified.

**Asking Price £275,000 - Freehold**

**Hicks Hadley**





## Porch

**Entrance Hallway 11'5 x 6'2 (3.48m x 1.88m)**  
With under stairs storage and a central heating radiator to the side elevation.

**Lounge 11'4 x 10'7 (3.45m x 3.23m)**  
Having a window to the front elevation, a central heating radiator to the front elevation, a central heating radiator to the side elevation and a gas fire central.

**Dining Room 9'9 x 9'5 (2.97m x 2.87m)**  
With a window to the rear elevation and a central heating radiator to the rear elevation.

**Kitchen 9'9 x 7'3 (2.97m x 2.21m)**  
Partially tiled with a large storage cupboard, a one bowl stainless steel sink, a window to the rear elevation, a door to the garage and a door to the dining room.

**Landing 6'2 x 6'1 (1.88m x 1.85m)**  
With loft access above, a storage cupboard housing a combi boiler and an obscured window to the side elevation.

**Bedroom one 11'5 x 8'9 (3.48m x 2.67m)**  
With a window to the front elevation, a central heating radiator to the front elevation and fitted wardrobe space.

**Bedroom Two 10'0 x 9'5 (3.05m x 2.87m)**  
With a window to the rear elevation and a central heating radiator to the rear elevation.

**Bedroom Three 7'5 x 6'9 (2.26m x 2.06m)**  
With a window to the front elevation and a central heating radiator to the front elevation.

## Family Bathroom

Partially tiled with a central heating radiator to the side elevation, an obscured window to the rear elevation and a bath with an electric shower over.

**Garage 16'7 x 10'8 (5.05m x 3.25m)**  
With an up and over door and a storage cupboard.

## External

### 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)

Council Tax Band :C

EPC :D

Tenure Information :Freehold



Any other Material Facts :Traditional brick and block build with tiled roof.Please note all information has been provided by the vendor,please confirm details with a chosen solicitor.

