

8 Briery Road, Halesowen, B63 1AT



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Hicks Hadley

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****OFFERING A MODERN AND TASTEFULLY EXTENDED MUCKLOW STYLE HOME** **NO UPWARD CHAIN****

Hicks Hadley are super proud to welcome to the market this three bedroom semi detached property in one of Halesowen's most respected and family oriented locations, This stylish family home boasts spacious living with an extended kitchen diner and beautifully maintained rear garden. The property briefly comprises: A Light and welcoming entrance hallway, garage conversion with multiple uses, spacious lounge, tastefully extended kitchen/dining room and study space perfect for socializing, separate utility and ground W.C, On the first floor sits three great size double bedrooms and a modern family bathroom. The property further benefits from double glazing throughout and gas central heating. If you are looking for a spacious family home which you can move straight in, maybe this home is for you.

Offers Over £350,000 - Freehold

Hicks Hadley



Entrance hallway 14'6" x 5'7" (4.42m x 1.70m)
Composite front door fitted with privacy double glazed window to the side allowing much natural sunlight through, Radiator fitted to the side elevation.

Lounge 11'4" x 10'8" (3.45m x 3.25m)
Double glazed bay style window fitted to the front elevation, radiator fitted to the side elevation.

Garage conversion 14'8" x 7'0" (4.47m x 2.13m)
Double glazed window fitted to the front elevation, 'Worcester' combi boiler wall mounted with much storage space and under stairs storage too.

Kitchen/dining room/study space 25'2"max x 10'8" (7.67mmax x 3.25m)

Double glazed window fitted to the rear elevation, marble effect worktops with partially tiled walls, two bowl sink fitted with mixer tap, Integrated tall fridge and separate tall freezer, Integrated dishwasher, Double oven with five ring ceramic hob above fitted with a stainless steel splashback above and extractor fan, spotlights fitted, access door to the utility space, tall radiator fitted to the rear elevation wall, through to the dining area is a brick feature chimney breast opening onto a very light and spacious study area with French doors opening into the rear garden.

Utility

Privacy glass double glazed window fitted to the side elevation, appliance space and unit with worktop above, access glazed door leading to the rear garden and access door to the ground floor W.C.

ground floor W.C

Privacy glazed window fitted to the rear elevation, low flush toilet fitted and sink.

Landing 6'8" x 5'7" (2.03m x 1.70m)
Loft access above with doors leading too:

Bedroom one 11'4" x 8'10" (3.45m x 2.69m)
Double glazed bay style window fitted to the front elevation, Radiator fitted to the inside elevation.

Bedroom Two 11'4" x 10'9" (3.45m x 3.28m)
Double glazed window fitted to the rear elevation, Radiator fitted to the rear elevation.

Bedroom Three 7'9" x 7'7"x (2.36m x 2.31mx)
Double glazed window fitted to the front elevation, Velux 'style' window fitted to the side elevation, Radiator fitted to the front elevation, Sloping ceiling with much storage space.

Family bathroom 7'1" x 6'8" (2.16m x 2.03m)
Privacy glazed window fitted to the rear elevation, partially free standing bath-tub with a thermostatic shower over head and fitted shower screen, Partially tiled walls, modern sink fitted with mixer tap and vanity unit underneath, radiator fitted to the side elevation, low flush W.C.



External

Private aspect rear garden with slabbed area and steps down to a beautifully maintained lawn space with stepping stones leading to a slabbed area, Side access gate, to the front of the property sits a large tarmac driveway with ample off road parking available.

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 :D

EPC :D

Tenure Information :Freehold

Any other Material Facts :Traditional brick build with tiled roof.

Please note all information has been provided by the vendor, please confirm details with a chosen solicitor.

