

5 Fallowfield Road, Halesowen, B63 1BZ



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**Hicks Hadley**

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**\*\*THE PERFECT FAMILY HOME FOR THOSE LOOKING TO UP SIZE\*\***

An excellent opportunity to purchase this beautifully presented three bedroom semi-detached family home. Situated perfectly for local amenities, walking distance to great schools, shops and transport links. For those who like a view this property also sits near Clent hills countryside just a short drive away. The property briefly comprises: spacious reception hall, large dining room with by-folding style doors into a great size lounge space, a high standard re-fitted kitchen with a separate utility room and ground floor W.C. On the first floor sits three great sized bedrooms and high spec family bathroom. The property further benefits from a good sized garage, large driveway and a private aspect perfectly maintained rear garden with a patio area. **EARLY VIEWING HIGHLY RECOMMENDED.**

**Offers In The Region Of £385,000 - Freehold**

**Hicks Hadley**



**Entrance Hallway 13'8" x 5'7" (4.17m x 1.70m )**

Fitted with a composite pattern glazed door with glass panels both sides allowing much natural sunlight through, Gas central heating radiator fitted to the side elevation, Barrier matt fitted on entrance, security alarm system fitted, Access to dining room, lounge, kitchen, under stairs cupboard space.

**Dining Room 11'3" x 10'8" (3.43m x 3.25m)**

Double glazed bay style window fitted to the front elevation, Gas central heating radiator fitted to the side elevation, by-folding style doors through to the lounge room.

**Lounge 15'9" x 11'5" max (4.80m x 3.48m max )**

Gas central heating radiator fitted to the side elevation, Double glazed window fitted to the side elevation and glazed sliding patio style doors into the rear garden, coving throughout, Gas powered feature fire place with surround.

**Kitchen 13'3" x 6'9" (4.04m x 2.06m)**

Double glazed window fitted to the rear elevation, walls partially tiled, Quartz style worktops with up stand and window cill, ample unit and drawer space, Built in with grooves for drainer, Mixer tap fitted, Electric oven, hob and extractor fitted, Integrated Bosch dishwasher, space for fridge freezer, gas central heating radiator fitted to the side elevation, access door to the utility.

**Utility 10'3" x 7'1" (3.12m x 2.16m )**

Stainless steel one bowl sink with drainer and mixer tap fitted, Double glazed window fitted to the side elevation, side access door and access door into the rear garden, Gas central heating radiator fitted to the side elevation, Partially tiled.

**W.C**

Partially tiled, Toilet and sink fitted with built in vanity unit.

**Landing 6'8" x 5'6" (2.03m x 1.68m )**

Access door to bedrooms one, two and three and the family bathroom, Loft access above which has lighting and is boarded throughout.

**Bedroom One 13'6" x 9'4" (4.11m x 2.84m )**

Double glazed bay style window fitted to the front elevation, Gas central heating radiator fitted to the front elevation, Ample built in wardrobe space.

**Bedroom Two 11'4" max x 10'9" (3.45m max x 3.28m )**

Double glazed window fitted to the rear elevation, Gas central heating radiator fitted to the rear elevation.



**Bedroom Three 7'9" x 7'7" rhh (2.36m x 2.31m rhh)**

Double glazed window and gas central heating radiator fitted to the front elevation.

**Family Bathroom**

Obscured double glazed window fitted to the rear elevation, Graphite style towel radiator fitted to the side elevation, Partially tiled, double shower cubicle fitted with thermostatic shower and additional waterfall effect shower head, Large floating effect white sink fitted with mixer tap and built in vanity unit, wall mounted light up mirror fitted.

**External**

On the approach is ample off road parking block-paved driveway with security post to the middle, Side access gate, Artificial turf fitted with mature, well maintained planting. To the rear garden sits a large slabbed area, Mature lawn and planting to the border,



**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 :TBC

Tenure Information :FREEHOLD

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

