

11 Cherry Tree Lane, Halesowen, B63 1DU



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Hicks Hadley

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****NO UPWARD CHAIN** **POPULAR LOCATION** **SUPERBLY RENOVATED****
An extended, renovated, four bedroom link detached property in this most popular of locations in Hayley Green; excellent for schools, motorway links and all local amenities. The property briefly comprises: porch, reception hall, refitted shower room, open plan reception rooms, refitted kitchen/diner, utility room, four large bedrooms and refitted bathroom to first floor. The property further benefits from: good sized garage, long driveway and private rear garden. The seller advises that the property has had a full rewire and newly installed central heating system . A FANTASTIC OPPORTUNITY FOR UPSIZERS. EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: D

Offers Over £439,500 - Freehold



Porch

With double glazing to side elevation, double glazing to front elevation and composite door into:

Reception Hall

With central heating radiator, stairs to first floor and doors into:

Refitted Shower Room (Groundfloor)

With walk in, tiled cubicle and ' monsoon shower' , low flush wc, vanity wash hand basin, heated towel rail and tiled flooring.

Open Plan Living Area 24'1 x 12'4 (max) (7.34m x 3.76m (max))

To include front and rear reception rooms double glazed window to front elevation and double glazed patio door to rear elevation.

Refitted Kitchen/Diner 16'11 x 15'7 (max) (5.16m x 4.75m (max))

Having matching wall and base units with worktops over to incorporate single drainer , ceramic sink with unit with extendable tap, integrated oven, electric hob, extractor chimney over, space for fridge/freezer, two central heating radiators, spotlights, sky light, double glazed bi-fold doors into garden.

Utility Room

With plumbing for automatic washing machine and space for further appliance.

Landing

With loft hatch, storage cupboard and doors into:

Bedroom One 12'4 x 12'3 (3.76m x 3.73m)

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

Bedroom Two 12'3 x 10'1 (3.73m x 3.07m)

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

Bedroom Three 8'11 x 8'11 (2.72m x 2.72m)

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

Bedroom Four 14' x 7' (4.27m x 2.13m)

With central heating radiator and double glazed window to rear elevation and double glazed window to front elevation. Bedroom four offers a 'juillette balcony '.



Refitted Bathroom 7'8 x 6'8 (max) (2.34m x 2.03m (max))

Having free standing 'roll top' bath, wall mounted shower over, low flush WC, wash hand basin, heated towel rail, low level panelling, spotlights and obscured double glazed window to front elevation.

Garage 16'2 x 7'9 (4.93m x 2.36m)

With up and over door and wall mounted boiler.

Outside

Front: With shrubbery to the right hand side and a long driveway for up to four cars . Front door and garage entrance to the left hand side.

Rear: With porcelain patio area and decked section leading to large lawn.



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

