36 Clifton Road, Halesowen, B62 9HB

# 36 Clifton Road, Halesowen

Hicks Hadley

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

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**NO UPWARD CHAIN**
Modern two bedroom end of terrace property in this most popular of cul-de-sac locations; ideal for access to schools, local amenities and transport links. The property briefly comprises: entrance hall, fitted kitchen, spacious lounge, conservatory, two generously sized bedrooms with integrated wardrobes and shower room to first floor. The property further benefits from: private rear garden, driveway, gas central heating and double glazing. SUPERB OPTION FOR FIRST TIME BUYERS. VIEWING HIGHLY RECOMMENDED. EPC: C

**Offers Over £200,000 - Freehold**


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**Entrance Hall**
Having double glazed front door entry, stairs to first floor, under stairs storage and doors into:

**Fitted Kitchen 10'2 x 5'4 (max) (3.10m x 1.63m (max))**
Having matching wall and base units with work tops over, integrated Bosch oven, Bosch gas hob, extractor over, single drainer sink unit, splash back tiling, central heating radiator and double glazed window to front elevation.

**Spacious Lounge 14'8 x 11'8 (4.47m x 3.56m)**
Having feature fireplace, gas fire, central heating radiator and double glazed patio doors into:

**Conservatory 10'8 x 8'2 (max) (3.25m x 2.49m (max))**
With tiled flooring, double glazed obscured glazing to side elevation, double glazing to side elevation, double glazing to rear elevation and double glazed French doors into the garden.

**Landing**
With loft hatch, storage cupboard with wall mounted Vaillant boiler and doors into:

**Bedroom One 11'8 x 8'10 (max into wardrobe) (3.56m x 2.69m (max into wardrobe))**
With integrated wardrobes, central heating radiator and double glazed window to rear elevation.

**Bedroom Two 11'8 x 9'5 (max into wardrobe) (3.56m x 2.87m (max into wardrobe))**
With integrated wardrobes, central heating radiator and double glazed window to front elevation.

**Shower Room 6'6 x 5'6 (1.98m x 1.68m)**
With corner shower cubicle, low flush wc, pedestal wash hand basin, central heating radiator and obscured double glazed window to side elevation.

**Outside**
Front: With long driveway leading to front door and side entrance gate.

Rear: Good sized garden with paved patio, greenery and side access to the front.

**Agents Note**
All main services are connected (Gas/ Electric/ Water)

Broadband/Mobile coverage- please check on link: -
//checker.ofcom.org.uk/en-gb/broadband-coverage

Council Tax Band: B

EPC: TBA

Tenure Information: Freehold

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