

40 Middlefield Avenue, Halesowen, B62 9QL



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Hicks Hadley

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****GREAT SIZE FAMILY HOME** **POTENTIAL RENTAL YIELD OF 5.6%****
A superbly presented spacious three bedroom semi detached property located in this sort after address close to many local amenities including good schools,transport links and within easy access to Birmingham and the Motorway network.
This home briefly comprises: Large entrance hallway,L shape spacious lounge through to an extended kitchen dining space with ample unit space available,Ground floor W.C,and large garage.On the first floor offers three double bedrooms and a fitted family bathroom.The property further benefits from a low maintenance rear garden giving perfect space for socializing.EARLY VIEWING HIGHLY RECOMMENDED.

Offers In The Region Of £340,000 - Freehold

Hicks Hadley



Approach

To the front of the property sits a spacious block paved driveway with ample off road parking available and a garage, front door situated to the side of the property.

Entrance Hallway 13'8 x 6'4 (4.17m x 1.93m)

Having six spotlights, a central heating radiator to the side elevation, a glazed composite door with panel to the side that allows natural light.

Lounge 17'7 x 22'7 (5.36m x 6.88m)

Having a double glazed upvc window to the front elevation, a central heating radiator to the front elevation, patterned covings throughout and built in shelving space.

Kitchen/Diner 17'0 x 13'6 (5.18m x 4.11m)

Having a central heating radiator to the side, double glazed upvc window to the rear elevation, ample unit space, five ring gas hob, integrated double oven, integrated fridge freezer, tiled flooring and a one bowl sink with drainer and mixer tap.

W.C

Partially tiled having a toilet, sink and a frosted window to the rear.

Utility

Landing 12'2 x 6'4 (3.71m x 1.93m)

Having an obscured window to the side elevation and loft access above.

Bedroom One 15'7 x 9'8 (4.75m x 2.95m)

Having a double glazed upvc window to the front elevation and a central heating radiator to the front elevation.

Bedroom Two 14'6 x 10'9 (4.42m x 3.28m)

Having a double glazed upvc window to the rear elevation and a central heating radiator to the rear elevation.

Bedroom Three 12'1 x 7'6 (3.68m x 2.29m)

Having a double glazed upvc window to the front elevation and a central heating radiator to the front elevation.

Family Bathroom

Partially tiled having a bath with a thermo shower over, frosted window to the rear, four spotlights and a central heating radiator to the side elevation.

External

FRONT- Having a block paved driveway to the front offering sufficient space for at least six/seven cars. Access to integral garage via up and over door.

REAR- Having a recently landscaped garden with a paved patio area with steps leading up to a second dining patio area. Astroturf laid with minor shrubbery planted around borders.



Garage 19'9 x 8'0 (6.02m x 2.44m)

Glazed window fitted to the rear elevation, ample unit space, Door control with up and over.

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 build with tiled roof.All information has been provided by the vendor,please confirm details with a chosen solicitor.

