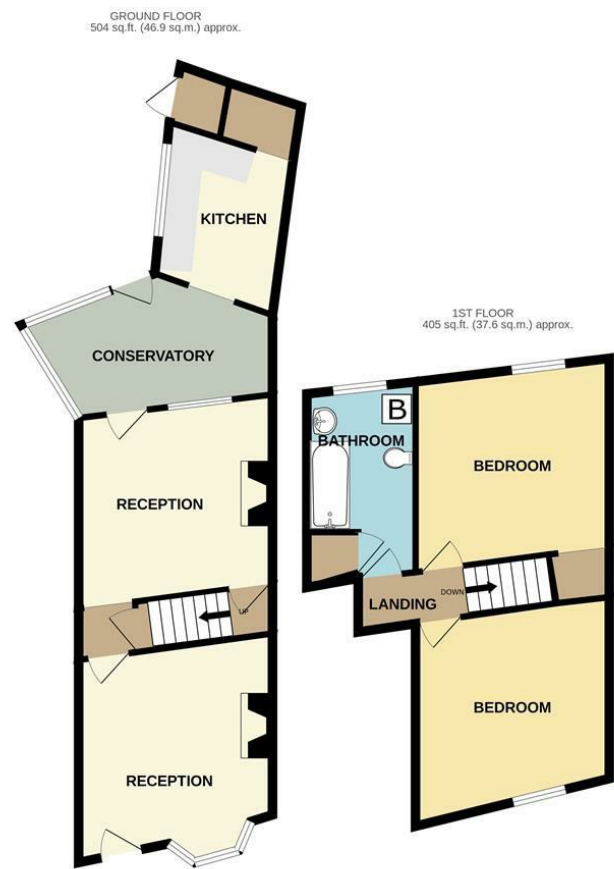


27 Richmond Street, Halesowen, B63 4BB



TOTAL FLOOR AREA : 909 sq. ft. (84.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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27 Richmond Street, Halesowen



Hicks Hadley

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

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 <https://www.hickshadley.com>

****EXCELLENT PROPERTY WITH IMPRESSIVE PERIOD FEATURES****

A fantastic example of a semi-detached period property with traditional features in this most popular of locations for schools, transport links and access to all local amenities. The property briefly comprises: spacious lounge, inner lobby with adjacent cellarette, separate dining room, large veranda, fitted kitchen with utility off, two double bedrooms (one with dual aspect feature) and generously sized bathroom to first floor. The property further benefits from: attractive private rear garden, gas central heating and double glazing where specified. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF THE PROPERTY. GREAT OPTION FOR FIRST TIME BUYERS. EPC: E

Hicks Hadley

Offers In The Region Of £240,000 - Freehold



Spacious Lounge 13'6 x 11'10 (max) (4.11m x 3.61m (max))

With composite front door entrance having obscured stained glass top light, central heating radiator, feature fireplace, open fire and access into:

Internal Lobby

With adjacent cellarette offering storage space and access into:

Dining Room 11'8 x 11'7 (max) (3.56m x 3.53m (max))

With feature fireplace, central heating radiator, built in cupboards, window to rear elevation, stairs to first floor and door into:

Large Veranda 19'5 x 7'2 (max) (5.92m x 2.18m (max))

With central heating radiator, obscured double glazing to side elevation, double glazing to rear elevation, double glazed Upvc door into garden and door into:

Fitted Kitchen 9'3 x 8'2 (2.82m x 2.49m)

Having matching wall and base units with worktops over, single drainer sink unit, cooker point, space for fridge freezer, central heating radiator, double glazed windows to side elevation and access into:

Utility

With plumbing for automatic washing machine, wall cupboard and space for further appliance.

Landing

With doors into:

Bedroom One 11'8 x 11'7 (max) (3.56m x 3.53m (max))

With central heating radiator, feature fireplace, storage cupboard with loft hatch and dual aspect double glazed windows to rear and side elevation

Bedroom Two 11'8 x 11'8 (max) (3.56m x 3.56m (max))

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

Bathroom 11'6 x 6'7 (3.51m x 2.01m)

Having bath, low flush wc, pedestal wash hand basin, part ceramic tiling, storage cupboard, wall mounted Atag boiler, central heating radiator and double glazed window to rear elevation.



Outside

Front: Having steps up to front door and shared side access leading to rear entrance door.

Rear: With pathway leading to brick built store, lower patio area and upper patio area consisting of Indian sandstone with intermittent surrounding shrubbery.

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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band : B



EPC: E

Tenure Information: Freehold

Vendor Note

We have been informed that the property is late nineteenth century and was previously a nail maker's cottage.

