

1 Brookside Close, Halesowen, B63 1BX



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Hicks Hadley

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****EXTENDED MUCKLOW STYLE FAMILY HOME OFFERING NO UPWARD CHAIN** **CUL DE SAC LOCATION****
Hicks Hadley are delighted to present to the market this thoughtfully extended semi-detached property, occupying a spacious and desirable corner position, situated in the ever sought after Halesowen location with great schools and amenities to hand. The property briefly comprises: A large driveway with ample off road parking available and a garage, porch, entrance hallway, spacious dining room, Extended lounge, fitted kitchen, ground floor shower room. On the first floor sits three great size bedrooms and a family bathroom. This property further benefits from gas central heating. **VIEWING RECOMMENDED**

Offers In The Region Of £310,000 - Freehold

Hicks Hadley



Porch

Entrance hallway 13'7" x 5'6" (4.14m x 1.68m)
Front door fitted with glass panel to the side allowing much natural sunlight through, Radiator fitted to the side elevation, Storage space under stairs.

Dining room 11'4" x 10'9" (3.45m x 3.28m)
Glazed window fitted to the front elevation, Radiator fitted to the front elevation, Coving throughout.

Extended lounge 17'0" x 11'4" (5.18m x 3.45m)

Double glazed window to the rear and side elevation, Radiator fitted to the rear elevation, Fire place fitted with feature surround.

Kitchen 13'4" x 7'0" (4.06m x 2.13m)
Glazed window fitted to the rear and side elevation, radiator fitted to the inside elevation, one and a half bowl sink with drainer and chrome mixer tap fitted, appliance space for: washing machine, dishwasher and fridge/freezer, ample unit space available, partially tiled walls, door leading to extended hallway and ground floor shower room.

Ground floor shower room

Privacy glazed window fitted to the rear elevation, partially tiled walls, shower cubicle fitted with an electric shower, sink and low flush w.c.

Landing 6'7" x 5'7" (2.01m x 1.70m)
Loft access above.

Bedroom One 11'0" x 10'9" (3.35m x 3.28m)
Glazed bay style window fitted to the rear elevation, Radiator fitted to the front elevation.

Bedroom Two 11'4" x 10'9" (3.45m x 3.28m)
Glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

Bedroom Three 7'8" x 7'7"rhh (2.34m x 2.31mrhh)
Glazed window fitted to the front elevation, radiator fitted to the front elevation.

Family bathroom 7'9" x 7'1" (2.36m x 2.16m)
Privacy glazed window fitted to the rear elevation, Partially tiled walls, bath tub with integrated thermostatic shower fitted, low flush w.c and bidet fitted, radiator fitted to the side elevation.



Garage

External

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 and flat roof, All information has been provided by the vendor, Please confirm all details with a chosen solicitor.

