

59 Kenswick Drive, Halesowen, B63 4QZ



## 59 Kenswick Drive, Halesowen

**Hicks Hadley**

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Halesowen  
West Midlands  
B63 4PU

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**\*\*NO UPWARD CHAIN\*\***

A great opportunity to purchase a three bedroom semi-detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, reception hall, fitted kitchen, spacious 'L' shaped lounge/diner, three generously sized bedrooms, modern bathroom and separate wc to first floor. The property further benefits from: driveway, long private rear garden (in excess of 100 feet), great views of surrounding countryside, gas central heating and garage. A FANTASTIC POSITION ON A POPULAR ROAD. EASY ACCESS INTO HALESOWEN TOWN CENTRE. EPC: D

**Offers In The Region Of £250,000 - Freehold**

**Hicks Hadley**



#### **Porch**

With double glazed window to front elevation, double glazed front door and door into:

#### **Reception Hall**

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

#### **Fitted Kitchen 8'7 x 6'5 (max) (2.62m x 1.96m (max))**

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for cooker, splash back tiling, serving hatch, pantry with space for fridge/freezer, double glazed window to side elevation and obscured double glazed door to side elevation.

#### **'L' Shaped Lounge/Diner 16'7 x 15'9 (max) (5.05m x 4.80m (max))**

With feature fireplace, central heating radiator, double glazing to rear elevation and double glazed patio door into garden.

#### **Landing**

With central heating radiator, loft hatch, obscured double glazed window to side elevation and doors into:

#### **Bedroom One 15'8 x 10'1 (max) (4.78m x 3.07m (max))**

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

#### **Bedroom Two 10'10 x 10'2 (3.30m x 3.10m)**

With central heating radiator, pedestal wash hand basin and double glazed window to front elevation.

#### **Bedroom Three 8'1 x 6'3 (2.46m x 1.91m)**

With double glazed window to rear elevation.

#### **Modern Bathroom**

Having short panel bath, shower over, pedestal wash hand basin, heated towel rail, ceramic tiling, storage cupboard housing wall mounted boiler and obscured double glazed window to front elevation.

#### **Separate WC**

With low flush wc, wall mounted wash hand basin, ceramic tiling and obscured double glazed window to side elevation.



#### **Garage**

With up and over door.

#### **Outside**

Front: With driveway and adjacent lawn leading to garage door, side entrance gate and front door entrance.

Rear: With patio area, long lawn with central stepping stones leading to steps and further lawn area. Having attractive mature trees and border shrubbery.

#### **Agents Note**

COUNCIL TAX BAND: C

We have been informed that the property is freehold.



Please check this detail with your solicitor.

EPC: D

Broadband/Mobile coverage- please check on link- [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

All mains services are connected (gas/electric/water).

#### **Vendor Note**

We have been informed by our vendor that the property has a garden in excess of 100 feet.