

39 Honeybourne Road, Halesowen, B63 3EW



Whilst 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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39 Honeybourne Road, Halesowen



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****NO UPWARD CHAIN** **SEMI-DETACHED WITH ANNEXE STYLE LIVING****
Well presented four bedroom semi-detached property in this most popular of locations for schools, transport links and access to Halesowen Town Centre. The property briefly comprises: entrance hall with storage cupboard, downstairs bedroom with further storage cupboard and ensuite shower room, spacious lounge, separate dining room and fitted kitchen to the ground floor. The first floor contains three double bedrooms, storage cupboard and family bathroom with separate shower cubicle. The property further benefits from: private rear garden, driveway, gas central heating and double glazing. **EARLY VIEWING HIGHLY RECOMMENDED. EPC: D**

£282,500 - Freehold



Entrance Hall

With obscured double glazed front door, storage cupboard and doors into:

Downstairs Bedroom 12'5 x 7'9 (max) (3.78m x 2.36m (max))

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

Ensuite Shower Room

Having walk in shower cubicle, low flush wc, pedestal wash hand basin, splash back tiling and central heating radiator.

Separate Dining Room 15'9 x 10'8 (max) (4.80m x 3.25m (max))

With central heating radiator, double glazed window to front elevation, under stairs storage area and door into:

Spacious Lounge 16'1 x 11'4 (4.90m x 3.45m)

With central heating radiator, feature fireplace, double glazed window to rear elevation and door into:

Refitted Kitchen 16'3 x 7'4 (4.95m x 2.24m)

Having matching wall and base units with worktops over to incorporate sink unit, integrated oven, gas hob, extractor chimney over, integrated Bosch dishwasher, space for fridge freezer, wall mounted Worcester boiler, splash back tiling, obscured double glazed window to side elevation, double glazed window to rear elevation and obscured double glazed side door into garden.

Landing

With loft hatch, storage cupboard, obscured double glazed window to side elevation and doors into:

Bedroom One 11'5 x 10'7 (3.48m x 3.23m)

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

Bedroom Two 12'2 x 7'4 (3.71m x 2.24m)

With central heating radiator, open cupboard space, and double glazed window to front elevation.

Bedroom Three 10'4 x 7'4 (3.15m x 2.24m)

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



Family Bathroom 8'8 x 7'10 (max) (2.64m x 2.39m (max))

Having corner bath, separate shower cubicle, low flush wc, vanity wash hand basin, central heating radiator, ceramic tiling and obscured double glazed window to side elevation.

Outside

Front: Having front garden with adjacent block paved driveway leading to front entrance door and side gate.

Rear: Having paved patio and central pathway leading to the rear of the garden with surrounding mature 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)

EPC: D

Tenure Information: FREEHOLD

COUNCIL TAX BAND: C

