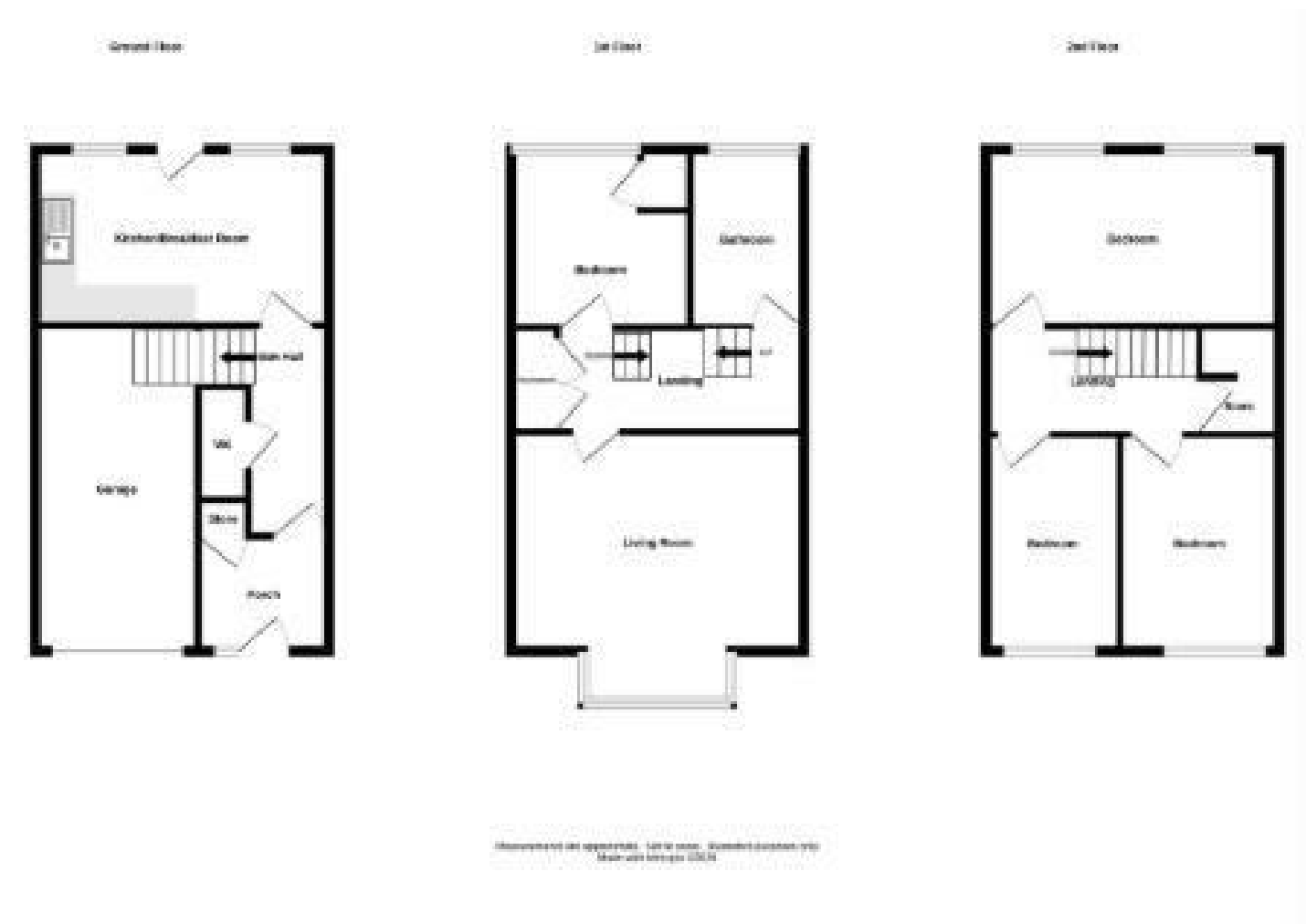


55 Belbroughton Road, Halesowen, B63 4LS



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Hicks Hadley

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Hicks Hadley are delighted to welcome to the market this beautifully presented three/four-bedroom end-terrace townhouse, ideally situated in the highly sought-after Huntlands development in Halesowen. Offering spacious and versatile accommodation throughout, together with stunning far-reaching countryside views, this superb family home is perfect for a range of buyers. The accommodation briefly comprises a large, welcoming porch leading into the entrance hallway, a ground floor WC, and a stylish, modern re-fitted high-gloss kitchen/diner. To the first floor is a generous lounge enjoying the attractive outlook, a versatile second reception room which could also be used as a fourth bedroom, and a contemporary family bathroom. The second floor offers three excellent-sized bedrooms, providing ample space for a growing family. Further benefits include gas central heating, double glazing throughout, and a well-maintained finish ready to move straight into. An internal viewing is highly recommended to fully appreciate the space, flexibility, and fantastic location this exceptional home has to offer.

Offers In The Region Of £289,950 - Freehold

Hicks Hadley



Porch

Double glazing, storage cupboard housing meter box.

Entrance hallway

Central heating radiator fitted to the side elevation, composite front door fitted with glazed panel to the side.

Ground floor W.C

Low flush w.c fitted, sink with mixer tap and vanity fitted, partially tiled.

Kitchen/Dining room 15'10" x 9'1" (4.85m x 2.79m)

Double glazed window fitted to the rear elevation, Double glazed door opening into the rear garden, central heating radiator fitted to the side elevation, eight spot light style lighting fitted, Integrated wall mounted oven fitted, ceramic hob fitted with extractor fan above, one bowl graphite style sink with drainer and chrome mixer tap fitted, integrated washing machine, and fridge freezer and wall mounted microwave.

First floor landing

Storage cupboard fitted.

Lounge 4.85m x 4.55m

Bay window fitted to the front elevation, central heating radiator fitted to the side elevation.

Second reception room/Fourth bedroom 2.97m x 2.95m

Double glazed window fitted to the rear elevation, central heating radiator fitted to the side elevation, storage space available.

Family bathroom

Privacy glazed window fitted to the rear elevation, chrome towel radiator fitted to the side elevation, walk in thermostatic shower, bath tub and partially tiled walls, sink with chrome mixer tap and vanity built in, low flush w.c fitted.

Second floor landing

Loft access above, walk in storage space available.

Bedroom one 15'10" x 9'6" (4.85m x 2.92m)

Two double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.



Bedroom two 11'10" x 8'7" (3.61m x 2.62m)

Double glazed window fitted to the front elevation, central heating radiator fitted to the front elevation.

Bedroom three 11'10" x 6'11" (3.61m x 2.13m)

Double glazed window fitted to the front elevation, central heating radiator fitted to the front elevation.

Integral garage

Electric and lighting fitted, up and over door.

External

Tarmac and slabbed frontage with ample off road parking available, Side access gate fitted which leads to a slabbed patio area and steps with mature planting throughout.

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 :C

EPC :C

Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build with tiled roof.All information has been provided by the vendor,

