

26 Cobham Road, Halesowen, B63 3JZ



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**Hicks Hadley**

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

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 <https://www.hickshadley.com>

**\*\*OFFERING NO ONWARD CHAIN\*\* \*\*RENOVATED TO A HIGH STANDARD\*\***  
Hicks Hadley welcome to the market beautifully decorated two bedroom terraced home in a superb cul de sac location within walking distance to Halesowen town centre, amenities and transport links. The property briefly comprises Two large reception rooms, modern re-fitted shaker style kitchen with a separate utility space and a ground floor W.C, On the first floor sits two large double bedrooms and a modern bathroom with a bathtub and shower fitted. The property further benefits from a deceptively spacious private aspect garden, Gas central heating and double glazing throughout. **VIEWING RECOMMENDED**

**Offers In The Region Of £240,000 - Freehold**

**Hicks Hadley**





**Reception room 11'7" x 11'8" (3.53m x 3.56m)**  
Double glazed bay style window to the front elevation, Central heating radiator fitted to the side elevation.

**Reception room Two 12'0" x 11'8" (3.66m x 3.56m)**  
Central heating radiator fitted to the side elevation, stairway leading to first floor.

**Kitchen/Diner 16'7" x 8'3" (5.05m x 2.51m)**  
Modern Re-fitted kitchen with ample shaker style units, double glazed sliding doors leading to the garden from the dining area, one and a half bowl sink with drainer and mixer tap fitted, Integrated oven with ceramic hob fitted, double glazed window fitted to the side elevation, integrated (HOTPOINT) dishwasher fitted, appliance space for fridge/freezer.

**Inner Hallway**  
Large storage cupboard along, double glazed door fitted to the side elevation to the rear garden.

**Utility/Ground floor W.C 7'4" x 7'2" (2.24m x 2.18m)**  
Double glazed privacy glass window fitted to the side elevation, Ample base and wall unit space, Sink with mixer tap fitted, low flush toilet, Central heating radiator fitted to the side elevation, Appliance space for washing machine and tumble dryer.

**Bedroom One 12'0" x 11'7" (3.66m x 3.53m)**  
Double glazed window fitted to the rear elevation, Central heating radiator fitted to the rear elevation, Fitted cupboard space with loft access above.

**Bedroom Two 11'8" x 6'9" (3.56m x 2.06m)**  
Double glazed window fitted to the front elevation, Central heating radiator fitted to the front elevation.

**Family bathroom**  
Chrome towel radiator fitted to the side elevation, bath tub fitted with thermostatic shower fitted above with glass shower screen, low flush W.C and sink fitted, partially tile.

**External**  
To the front of the property sits a low maintenance slabbed area with a step into the property and side shared side access gate, To the rear of the property sits a slabbed area with steps to a mature lawn space, perfect for socialising with a private aspect and views over Halesowen.

**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 :B

EPC :D



Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and block build with tiled roof and partially flat roof. All information has been provided by the vendor, please confirm all details with a chosen solicitor.

