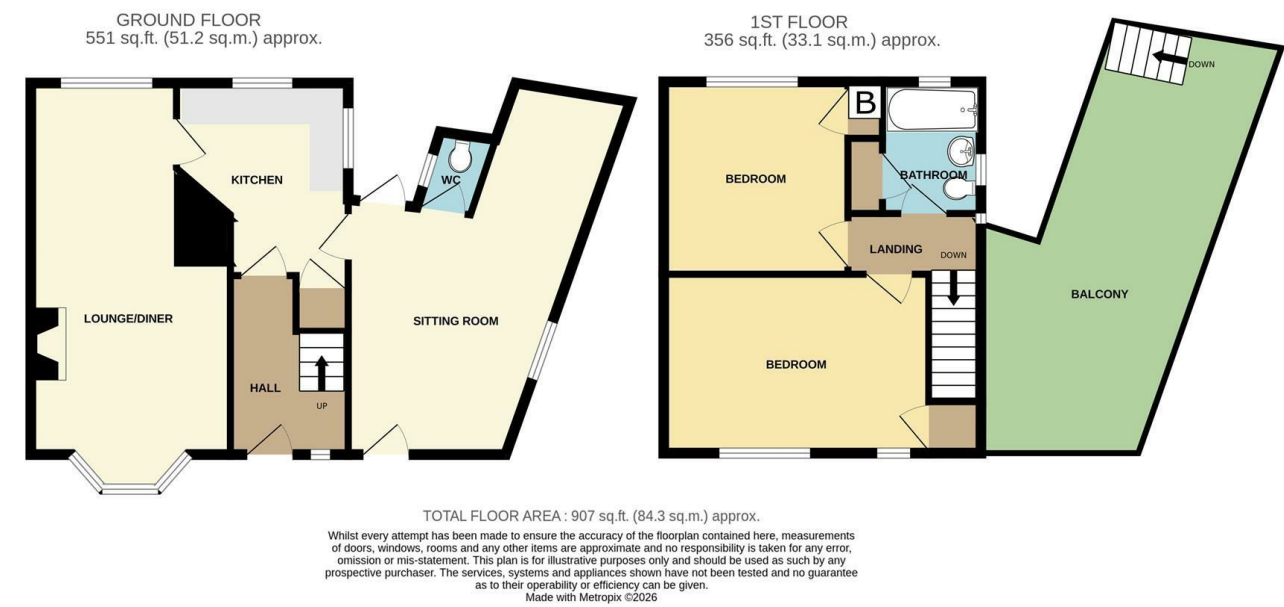


26 Yew Tree Road, Halesowen, B63 4EP



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Hicks Hadley

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

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 sales@hickshadley.com

 <https://www.hickshadley.com>

Hicks Hadley are delighted to present this well-proportioned two-bedroom semi-detached home, occupying an impressive corner plot in the heart of Halesowen. Perfectly positioned for highly regarded schools and a wide range of local amenities, this property offers generous space both inside and out. The accommodation features a substantial frontage with ample off-road parking for multiple vehicles, leading into a welcoming entrance hallway. The ground floor includes a bright dual-aspect lounge, a well-appointed kitchen, and a versatile second reception room—ideal as a home office, playroom, or even a potential third bedroom. A convenient ground-floor W.C. completes the layout. Upstairs, the property boasts two spacious double bedrooms along with a modern family bathroom. To the rear, you'll find a beautiful, low-maintenance garden, complete with steps rising to a balcony-style decking area offering lovely elevated views towards the Clent Hills—perfect for relaxing or entertaining. Viewing is highly recommended to fully appreciate the space, setting, and potential this fantastic property has to offer.

Offers In The Region Of £265,000 - Freehold

Hicks Hadley



Entrance hallway 9'2" x 3'3" (2.8 x 1.0)
Double glazed window fitted to the front elevation.

Lounge 20'4" x 10'9"ax (6.2 x 3.3max)
Dual aspect room with double glazed windows fitted to both the front and rear elevation, radiators fitted to the front and rear elevation, feature fire place fitted central.

Kitchen 10'5" x 9'2" u shape (3.2 x 2.8 u shape)

Double glazed window fitted to the rear and side elevation, partially tiled walls, appliance space for washing machine and dishwasher, under stair cupboard space, one bowl sink with drainer, oven and 4 ring gas hob fitted.

Second Reception Room/Potential third bedroom 20'4"ax x10'9" max (6.2max x3.3 max)

Double glazed window fitted to the front and side elevation, eleven spot light style lighting fitted, access door to the front elevation and rear elevation.

Ground floor w.c

Privacy glazed window fitted to the rear elevation, low flush w.c partially tiled walls.

Landing

Double glazed window fitted to the side elevation, Loft access above.

Bedroom one 14'9" x 9'2" (4.5 x 2.8)

Two double glazed windows fitted to the front elevation, Far reaching views over Clent Hills, radiator fitted to the front elevation, Storage cupboard.

Bedroom two 10'5" x 9'10" (3.2 x 3.0)

Double glazed window fitted to the rear elevation, electric heater fitted to the rear elevation, Storage cupboard housing combi boiler.

Family bathroom

Double glazed privacy windows fitted to the rear and side elevation, partially tiled walls, electric shower fitted over the bath tub, sink with mixer tap fitted, low flush w.c, storage cupboard.

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 :B

EPC :D

Tenure Information :Freehold

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

