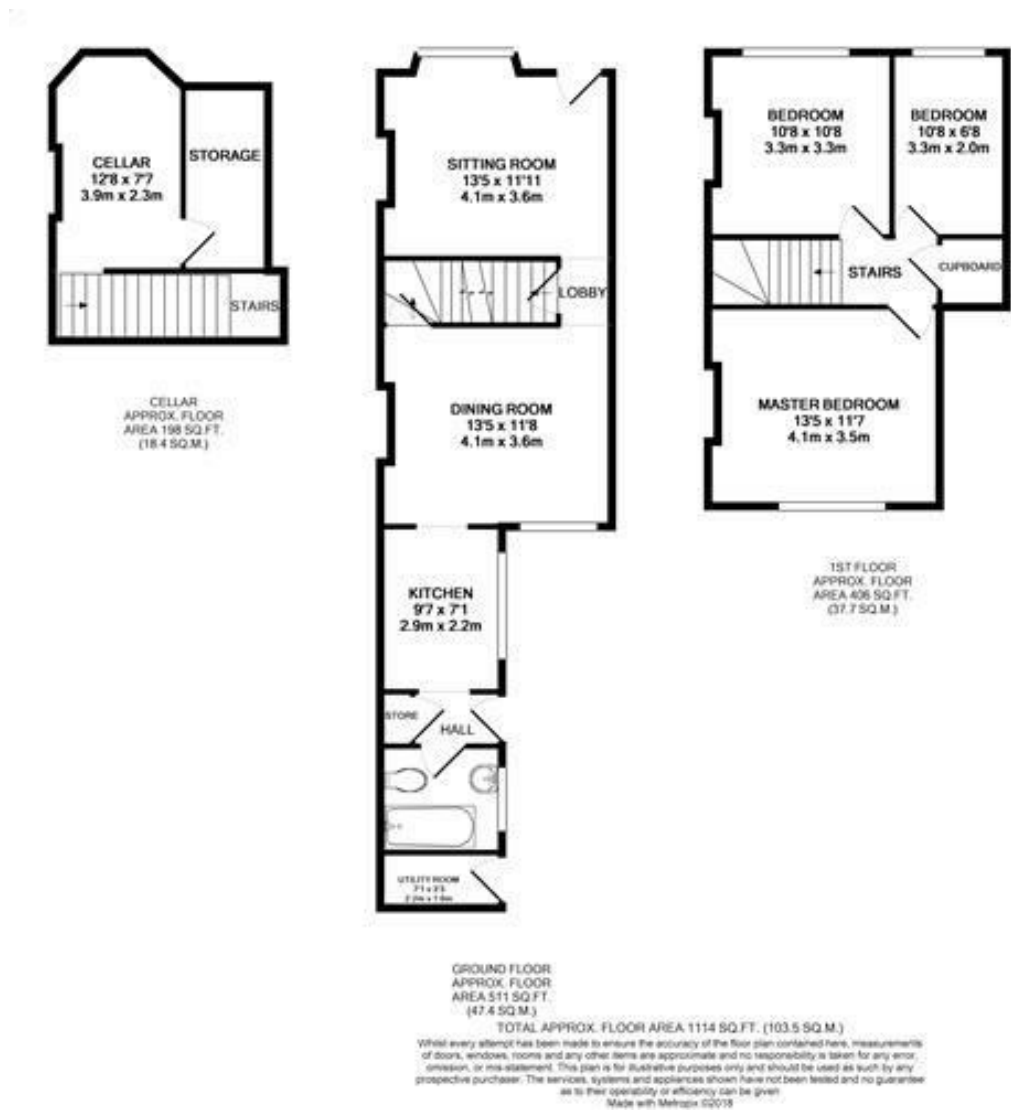


54 Beecher Street, Halesowen, B63 2DP



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

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<https://www.hickshadley.com>

****NO UPWARD CHAIN****

A fantastic three bedroom period property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: spacious lounge, dining room, modern refitted kitchen, bathroom, useful cellar with storage room and three double bedrooms to the first floor. The property further benefits from: summerhouse structure with rear access leading to road, gas central heating, double glazing, impressive original features, attractive frontage and long private rear garden. A SUPERB OPTION FOR FIRST TIME BUYERS. VIEWING HIGHLY RECOMMENDED. EPC: D

Offers In The Region Of £220,000 - Freehold

Hicks Hadley



Spacious Lounge 13'5 x 13'2 (max) (4.09m x 4.01m (max))
Having composite front door entrance, central heating radiator, feature fireplace, electric fire and double glazed bay window to front elevation.

Inner Lobby

With access into dining room and door into:

Cellar 15'7 x 7'8 (max) (4.75m x 2.34m (max))
With central heating radiator and door into walk in store.

Dining Room 13'5 x 11'8 (max) (4.09m x 3.56m (max))

Having central heating radiator, feature fireplace, electric fire, traditional tiled flooring, stairs to first floor and access into:

Modern Refitted Kitchen 9'8 x 6'7 (2.95m x 2.01m)

Having matching wall and base units with worktops over, Belling extra width cooker, extra width extractor chimney, one and a half bowl drainer sink unit, integrated dishwasher, plumbing for automatic washing machine, spotlights, double glazed window to side elevation and door into:

Rear Lobby

With door into garden, storage cupboard and door into:

Bathroom 6'8 x 6'2 (2.03m x 1.88m)

Having 'P' shaped bath with shower over, shower screen, low flush wc, vanity wash hand basin, central heating radiator and obscured double glazed window to side elevation.

Landing

With storage cupboard and doors into:

Bedroom One 13'5 x 11'9 (max) (4.09m x 3.58m (max))

With central heating radiator, integrated wardrobe with loft hatch and double glazed window to rear elevation.

Bedroom Two 10'10 x 10'9 (max) (3.30m x 3.28m (max))

With feature fireplace, central heating radiator and double glazed window to front elevation.

Bedroom Three 10'6 x 6'7 (3.20m x 2.01m)

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



Outside

Front: With wrought iron railings to front boundary and path with adjacent front garden leading to front door and side access door.

Rear: Having Patio area with brick built barbecue station in close proximity to the side access and central pathway to the rear of the garden with bushes and lawn on either side leading to decked area with large summerhouse and door to the access route leading to the road.

Agents Note

All main services are connected.

Broadband/Mobile coverage- please check on link



[-//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

Tenure information: FREEHOLD

COUNCIL TAX BAND: B

