

144 Greenhill Road, Halesowen, B62 8EZ



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**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 [sales@hickshadley.com](mailto:sales@hickshadley.com)

 <https://www.hickshadley.com>

**\*\*IDEAL FOR UPSIZERS\*\***

A well presented, extended three bedroom semi-detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, entrance hall, front sitting room, spacious lounge/diner with log burner, multi-aspect kitchen, utility, downstairs wc, three generously sized bedrooms and modern shower room to first floor. The property further benefits from: garage, driveway, long private rear garden, gas central heating and double glazing. VIEWING ESSENTIAL TO APPRECIATE THE SIZE OF THE PROPERTY. EPC: TBA

**Hicks Hadley**

**£335,000 - Freehold**



#### Porch

With double glazed front entrance doors and door into:

#### Entrance Hall

With two central heating radiators, two storage cupboards,

#### Front Sitting Room 15'0" x 11'8" (max) (4.596 x 3.561 (max))

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

#### Spacious Lounge/Diner 18'7" x 11'7" (max) (5.686 x 3.549 (max))

With log burner, feature fireplace, double glazed Velux style window and double glazed French doors to rear elevation.



#### Utility

With worktop, sink, plumbing for automatic washing machine, splash back tiling and double glazed window to rear elevation.

#### Refitted Multi-Aspect Kitchen 20'3" x 6'1" (6.18 x 1.861)

Having matching wall and base units with worktops over, integrated oven, integrated microwave, electric hob, extractor chimney over, plumbing for dishwasher, space for fridge/freezer, central heating radiator, double glazed picture window to front elevation, double glazed window to rear elevation, double glazed window to side elevation and double glazed door into garden.

#### Lobby

With door into garage and door into:

#### Downstairs WC

With low flush wc, vanity wash hand basin and splash back tiling.

#### Landing

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

#### Bedroom One 15'4" x 11'7" (max) (4.679 x 3.551 (max))

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

#### Bedroom Two 12'2" x 11'3" (max) (3.723 x 3.43 (max))

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



#### Bedroom Three 8'4" x 6'3" (2.56 x 1.92)

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

#### Modern Shower Room 8'0" x 6'8" (2.456 x 2.037)

With walk in shower, low flush wc, wall mounted wash hand basin, central heating radiator and obscured double glazed window to rear elevation.

#### Garage 12'3" x 6'7" (3.758 x 2.013)

Offering useful storage space.

#### Outside

Front: Having lawn with border shrubbery and adjacent driveway leading to garage and porch entrance door.

Rear: Having paved patio leading to long lawn with initial central pathway and border shrubbery.



#### Agents Note

COUNCIL TAX BAND: C

We have been informed that the property is freehold. Please check this detail with your solicitor.

EPC: TBA

All mains services are connected.

Broadband/mobile coverage- please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)