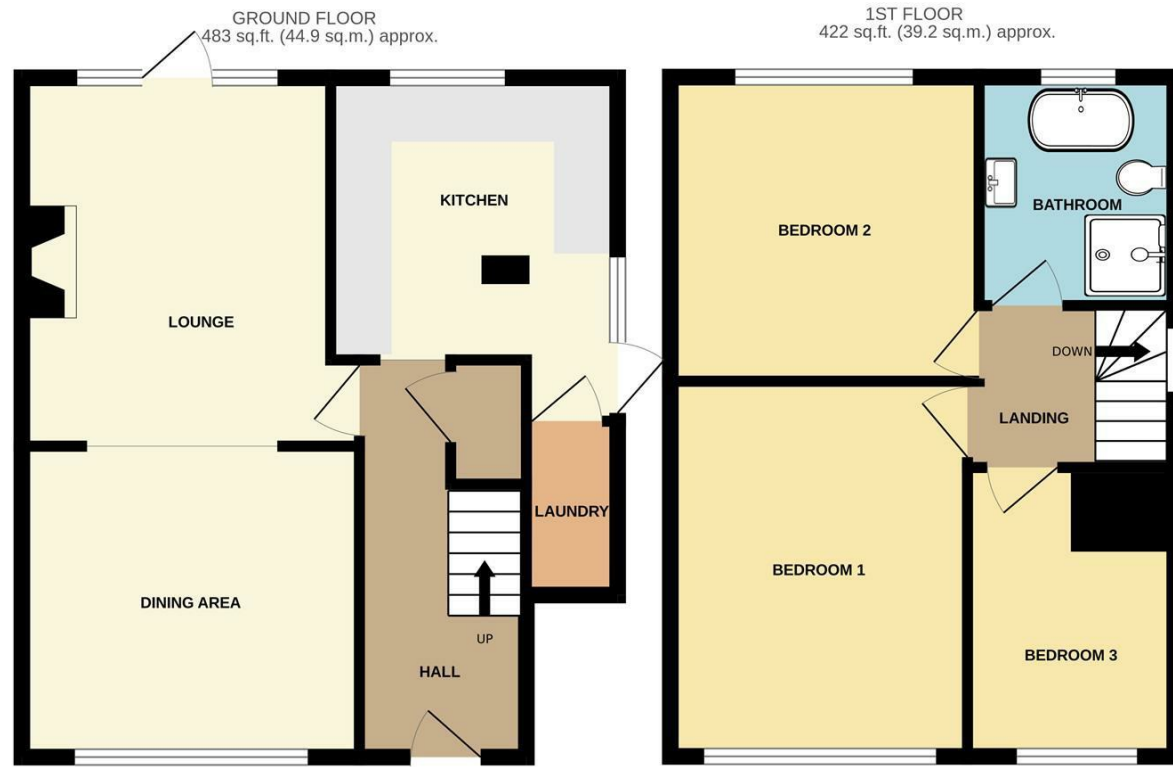


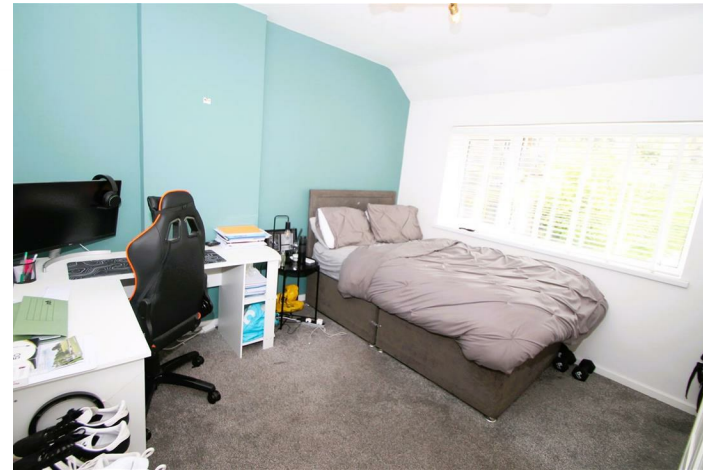
33 St. Johns Road, Halesowen, B63 4HL



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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33 St. Johns Road, Halesowen



Hicks Hadley

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Hicks Hadley are delighted to present to the market this beautifully renovated three-bedroom semi-detached family home, ideally situated in the heart of Halesowen. Perfectly positioned within walking distance of highly regarded schools and a wide range of local amenities, this property offers both convenience and modern living. The accommodation briefly comprises a spacious frontage with a large driveway providing ample off-road parking, a welcoming entrance hallway, and a stunning dual-aspect through lounge/diner featuring a charming log burner, creating a warm and versatile living space. The property further benefits from a stylishly re-fitted contemporary kitchen, complemented by a separate utility area. To the first floor, there are three well-proportioned bedrooms and a luxurious, modern family bathroom finished to a high standard. Externally, the property boasts a generously sized, private rear garden, ideal for outdoor entertaining or family use. Additional features include gas central heating throughout.

Asking Price £305,000 - Freehold

Hicks Hadley



Entrance hallway 14'4" x 5'9" (4.37m x 1.75m)
Composite glazed front door fitted with radiator fitted to the side elevation, Under stairs storage space.

Lounge/Dining room 11'9"x10'9" lounge 13'0" x 11'9" diner 11'9" x 10'9" (lounge 3.96m x 3.58m diner 3.58m x 3.28m)
Double glazed window fitted to the front elevation, Central heating radiator fitted to the side elevation, through to the lounge space with fitted log burner with beam oak style beam above, double glazed door leading to rear garden with panels both side allowing much natural sunlight through, coving fitted throughout.

Kitchen 10'9" x 9'6" (3.28m x 2.90m)
Double glazed window fitted to the rear and side elevation with access door to the rear garden, One bowl sink with mixer tap and boiler tap feature added, Shake style kitchen units fitted with ample unit space available and marble effect worktop, integrated Dishwasher, microwave and oven fitted with ceramic hob above, glass splash back and fitted extractor above, tall modern radiator fitted to the inside elevation, Wine cooler integrated.

Utility
Appliance space for washer and dryer.

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

Bedroom one 13'1" x 10'8" (3.99m x 3.25m)
Double glazed window fitted to the front elevation, radiator fitted to the inside elevation.

Bedroom two 10'9" x 10'8" (3.28m x 3.25m)
Double glazed window fitted to the rear elevation, radiator fitted to the inside elevation.

Bedroom three 10'1" x 7'2" (3.07m x 2.18m)
Double glazed window fitted to the front elevation, radiator fitted to the side elevation.

Family bathroom
Privacy double glazed window fitted to the rear elevation, partially tiled walls, Free standing curve bath tub fitted with chrome mixer tap and shower head, chrome towel radiator fitted to the inside elevation wall, walk in shower cubicle with thermostatic, water fall over head feature, floating sink with chrome mixer tap and vanity unit fitted, low flush w.c and wall mounted, touch screen light up mirror fitted.



External
To the front of the property sits a tarmac driveway with a corner slate landscaped space. Side access gate leading to the rear garden which a slabbed patio area, steps leading to a beautifully landscaped tiered garden with mature lawn and planting through out.

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 :tbc

Tenure Information :Freehold

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

