

84 Haden Hill Road, Halesowen, B63 3NG



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### Hicks Hadley

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**\*\*NO UPWARD CHAIN\*\***

A superbly presented two bedroom period property in this most popular of locations for access to schools, transport links and all local amenities. The property briefly comprises: spacious lounge, sitting room, fitted kitchen with large dining area off, downstairs wc, two double bedrooms with ensembles to the first floor. The property further benefits from: gas central heating, double glazing, several impressive period features and large private rear garden with attractive aspect. **FANTASTIC SIZE AND IMPRESSIVE PERIOD PROPERTY. VIEWING ESSENTIAL. EPC: D**

**Offers Over £229,950 - Freehold**



**Spacious Lounge 12'11 x 11'3 (3.94m x 3.43m)**  
 Double glazed window to front, central heating radiator, coving and light point with rose to ceiling, boxed meter cupboard, feature period fire surround with tiled back and hearth, door into;

**Inner Lobby**  
 Ceiling light point, stairs ascend to First Floor LANDING, archway into;

**Sitting Room 12'7 x 11'6 (3.84m x 3.51m)**  
 Double glazed window to rear, central heating radiator, coving and light point with rose to ceiling, feature brick effect chimney breast with raised tiled hearth, door to under stairs storage cupboard with light point, door into;

**Fitted Kitchen 8'7 x 7'9 (2.62m x 2.36m)**  
 Double glazed window to side, ceiling light point, ceramic tiled flooring, wall mounted central heating boiler, a range of fitted wall and base storage cupboards with rolled side edge work surfaces over incorporating single bowl sink with mixer tap and side drainer, integrated electric oven, gas hob with extractor fan fitted over, plumbing for washing machine, ceramic tiled splash backs, leading into;

**Dining Area 8'7 x 8'7 (2.62m x 2.62m)**  
 Double glazed window to side, central heating radiator, ceiling light point, ceramic tiled floor, archway stepping up to;

**Rear Lobby**  
 Central heating radiator, double glazed window, and door to side into garden, base storage cupboards with rolled side edge work surface, light point to ceiling, power point, step up into;

**Downstairs WC**  
 Obscure double-glazed window to side, central heating radiator, ceramic tiled floor, ceiling light point, part wood effect panelling to wall with shelf over, suite comprises low level wc and wall mounted wash hand basin.

**Landing**  
 With doors into:

**Bedroom One 11'3 x 11'2 (3.43m x 3.40m)**  
 Double glazed window to front, double central heating radiator, ceiling light point, feature cast iron effect ornate fire surround and grate, door into;

**Ensuite Bathroom**  
 Obscure double glazed window to front, central heating radiator, ceiling light point, white tiled flooring, white suite comprises pedestal wash hand basin, low level w.c., panelled bath with fitted electric shower unit, tiled splash backs.

**Bedroom Two 12'7 x 11'6 (3.84m x 3.51m)**  
 Double glazed window to rear, double central heating radiator, ceiling light point, feature cast iron effect ornate fire surround and grate, door into;

**Ensuite Shower Room**  
 White tiled flooring, light point to ceiling, extractor fan, suite comprises pedestal hand wash basin, shower cubicle with tray, bi-fold door and fitted electric shower unit, tiled splash backs.



**Outside**  
 Front: The property is approached over fore garden leading to shared tunnel entrance to rear, step up to obscure double-glazed front door into;

Rear: Pathway leads to gated access to shared tunnel entrance returning to front and to paved patio, Cotswold chippings pathway to rear with lawn to side and planted border.

**Agents Note**  
**VIEWING:**  
 By prior appointment with our Halesowen office on 0121 585 6667.

**TENURE:**  
 We have been informed that the property is FREEHOLD however any interested parties must seek confirmation from their solicitor.

**OTHER INFORMATION:**



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: A

EPC: D

