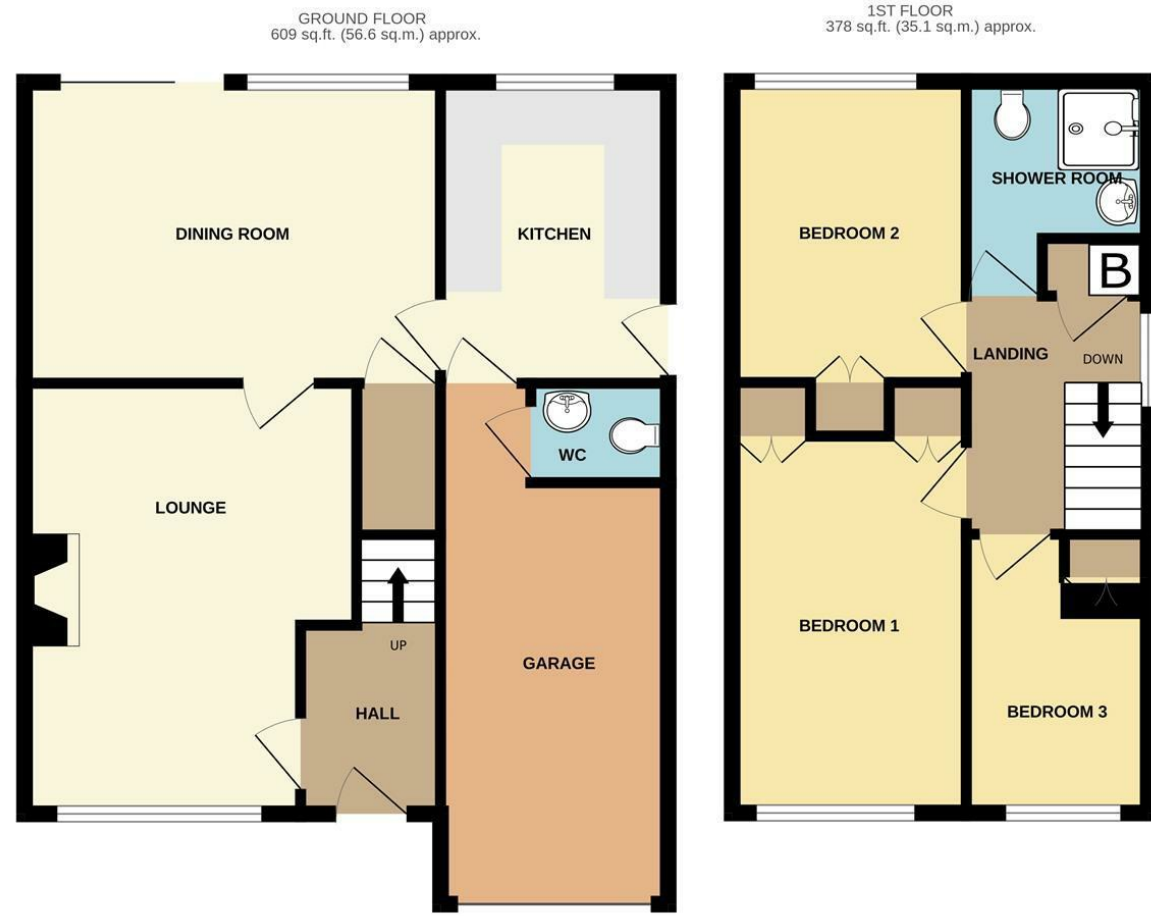


7 Sidlaw Close, Halesowen, B63 1JS



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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7 Sidlaw Close, Halesowen



Hicks Hadley

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B63 4PU

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****NO UPWARD CHAIN** **EXTENDED****

A terrific, extended three bedroom semi-detached property in this most popular of cul-de-sac locations on the Squirrels estate in Halesowen; suitable for access to popular schools, transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge, separate dining room, fitted kitchen, three generously sized bedrooms and wet room to first floor. The property further benefits from large garage with downstairs wc, private rear garden and driveway. SUPERB OPTION FOR FAMILIES. VIEWING HIGHLY RECOMMENDED. EPC: C

Offers Over £293,950 - Freehold

Hicks Hadley



Entrance Hall

With central heating radiator, stairs to first floor, obscured double glazed front door and door into:

Spacious Lounge 15'2 x 11'7 (max) (4.62m x 3.53m (max))

Having feature fireplace, electric fire, central heating radiator, double glazed bow window to front elevation and door into:

Separate Dining Room 15'1 x 10'6 (4.60m x 3.20m)

Having storage cupboard, double glazed window to rear elevation, central heating radiator, double glazed patio door to rear elevation and door into:

Fitted Kitchen 10'6 x 8' (3.20m x 2.44m)

Having matching wall and base units with worktops over, single drainer sink unit, cooker point, plumbing for automatic washing machine, plumbing for dishwasher, splash back tiling, space for dryer, central heating radiator, double glazed window to rear elevation, obscured double glazed door into garden and door into garage.

Downstairs WC

With low flush wc, wash hand basin and electric heater.

Landing

Having storage cupboard with wall mounted Worcester boiler, loft hatch, obscured double glazed window to side elevation and doors into:

Bedroom One 13'3 x 8'3 (max) (4.04m x 2.51m (max))

With integrated wardrobes, central heating radiator and double glazing to front elevation.

Bedroom Two 10'7 x 8'4 (3.23m x 2.54m)

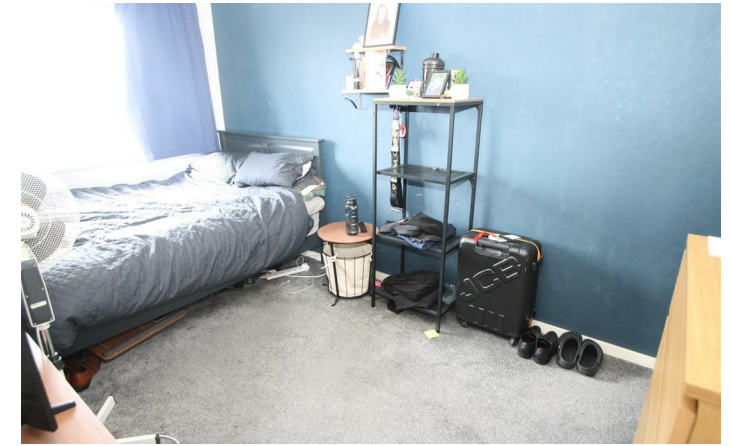
With integrated wardrobes, central heating radiator and double glazing to rear elevation.

Bedroom Three 9'8 x 6'6 (max) (2.95m x 1.98m (max))

With central heating radiator and double glazing to front elevation.

Modern Wet Room

Having wall mounted shower, vanity wash hand basin, low flush wc, part ceramic tiling, central heating radiator and obscured double glazed window to rear elevation.



Garage 18'6 x 8'7 (max) (5.64m x 2.62m (max))

With an up and over door, space for fridge/freezer and doors into downstairs wc and kitchen.

Outside

Front: With gravelled area adjacent to driveway leading to front door and garage door entrance.

Rear: With patio area leading to lawn with border shrubbery.

Agents Note

COUNCIL TAX BAND: C

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

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)

EPC: C

