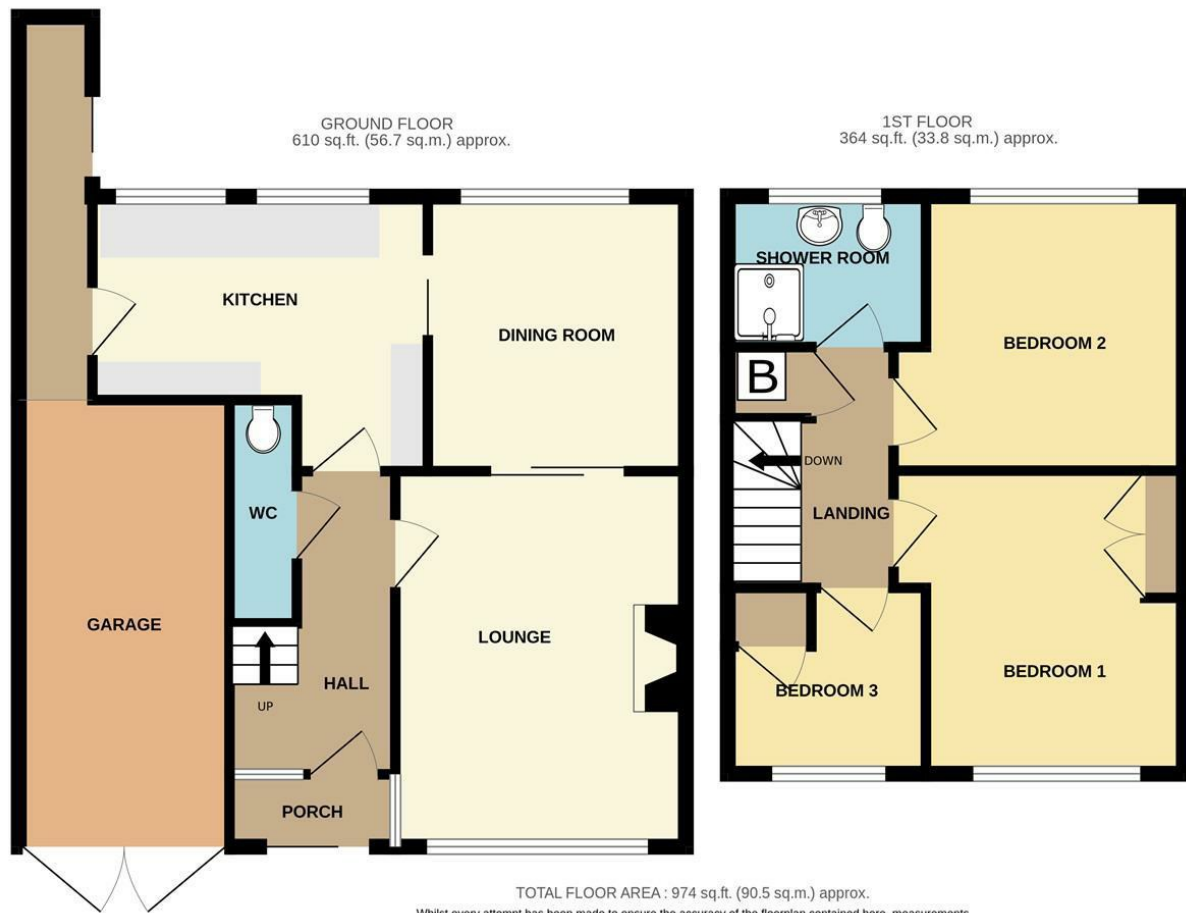


27 Lansdowne Road, Halesowen, B63 1BP



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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## 27 Lansdowne Road, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

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

A superb opportunity to purchase a wonderful three bedroom semi-detached family home requiring some modernisation in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, entrance hall, downstairs wc, spacious lounge, dining room, fitted kitchen, lean to, three good sized bedrooms and shower room to first floor. The property further benefits from: gas central heating, double glazing, driveway, large garage and private rear garden. **VIEWING HIGHLY RECOMMENDED. EPC: D**

**Hicks Hadley**

**Offers In The Region Of £272,500 - Freehold**



**Porch**

With obscured double glazing to front elevation and obscured double glazed front door into:

**Reception Hall**

With central heating radiator, stairs to first floor and doors into:

**Downstairs WC**

With low flush wc.

**Spacious Lounge 13'11" x 10'9" (4.247 x 3.292)**

With central heating radiator, double glazed window to front elevation and sliding door into:

**Dining Room 9'9" x 9'7" (2.994 x 2.932)**

With central heating radiator, double glazed window to rear elevation and sliding door into:

**Fitted Kitchen 12'6" x 9'11" (max) (3.813 x 3.038 (max))**

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, plumbing for automatic washing machine, space for fridge, cooker point, central heating radiator, two double glazed windows to rear elevation and door into:

**Lean To**

With open access into garage and obscured double glazed door into garden.

**Landing**

With loft hatch, storage cupboard housing Worcester boiler, obscured double glazed window to side elevation and doors into:

**Bedroom One 11'6" x 9'0" (max) (3.527 x 2.755 (max))**

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

**Bedroom Two 10'10" x 10'10" (max) (3.305 x 3.3065 (max))**

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

**Bedroom Three 7'6" x 6'11" (max) (2.301 x 2.111 (max))**

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



**Shower Room**

With shower cubicle, vanity wash hand basin, low flush wc, central heating radiator and obscured double glazed window to rear elevation.

**Garage 16'5" x 7'9" (max) (5.025 x 2.385 (max))**

Offering useful storage and access option from lean to.

**Outside**

Front: With gravel feature and adjacent driveway leading to the garage entrance and front door.

Rear: With patio and steps up to the left hand side leading to further lawn tiers.

**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: D

