

42 Talbot Street, Halesowen, B63 2TD



## 42 Talbot Street, Halesowen



### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

**\*\*THREE BEDROOM DETACHED PROPERTY\*\* \*\*OFFERING SPACIOUS AND MODERN ACCOMODATION WITH FURTHER POTENTIAL\*\***

Hicks Hadley are proud to present to the market A detached house with three double bedrooms set in a convenient cul de sac location. Accommodation comprises driveway and garage, porch, welcoming hallway, spacious lounge to front, separate dining area opening into fitted kitchen, utility area and w.c. on the ground floor. On the first floor are three double bedrooms and family bathroom with separate shower cubicle. Other features include central heating, double glazing, beautifully maintained rear garden.

**Offers In The Region Of £295,000 - Freehold**

Hicks Hadley





### Porch

**Entrance hallway 13'3" x 6'1" (4.04m x 1.85m)**  
With fitted composite front door and double glazed panels either side allowing much natural sunlight through, under stairs storage space, radiator fitted to the side elevation.

**Lounge 12'1" x 11'9"max (3.68m x 3.58mmax)**  
Double glazed window fitted to the front elevation, Gas powered fire place fitted with feature surround, radiator fitted to the front elevation, wall light fixtures.

**Kitchen 10'1" x 7'3" (3.07m x 2.21m)**  
Double glazed window fitted to the side elevation, Ample wall and base units, one and a half bowl sink fitted with drainer and chrome mixer tap, worktops fitted with up stand, partially tiled, five ring gas hob fitted with stainless steel splashback and extractor fan above, integrated double oven fitted, Integrated under counter fridge, six spotlights to the ceiling, radiator fitted to the side elevation.

**Dining room 11'9" x 8'2" (3.58m x 2.49m)**  
Radiator fitted tot he side elevation, gas fire place fitted with a feature surround, double glazed doors opening into the rear garden.

**Utility**  
Ample appliance space.

**Ground floor W.C**  
Chrome towel radiator fitted to the side elevation, Partially tiled walls, double glazed window fitted to the rear elevation, low flush W.C fitted, sink with mixer tap and vanity unit along with tall high gloss storage unit to the side.

**Landing 13'0"max x 5'6" (3.96mmax x 1.68m)**  
Privacy double glazed window fitted to the side elevation, loft access above.

**Bedroom One 11'4" x 10'3" (3.45m x 3.12m)**  
Double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

**Bedroom Two 10'4" x 9'2" (3.15m x 2.79m)**  
Double glazed window fitted to the front elevation, radiator fitted to the front elevation.

**Bedroom three 10'3" x 9'2" (3.12m x 2.79m)**  
Double glazed window fitted to the front elevation, radiator fitted to the front elevation, Fitted mirrored wardrobe space.

**Family bathroom**  
Double glazed privacy glass window fitted to the rear elevation, walk in shower cubicle with thermostatic shower and over head waterfall effect, chrome towel radiator fitted to the side elevation, tiled walls, sink with mixer tap and vanity unit fitted and low flush W.C fitted, five spot lights fitted.

**Loft room**  
Loft space boarded and insulated Two Velux style windows fitted, This space makes for great extra storage, lighting fitted.



**External**  
To the front of the property sits a driveway with canopy fitted over the front door and front elevation window, separate gated pathway leading to the front door, gated and brick pillars fitted to the front of the property, side access gate. To the rear of the property sits a private aspect slabbed area with steps to a shed base area perfectly maintained lawn and mature planting, small wall fitted with various seating areas.

**Garage 16'1" x 9'2" (4.90m x 2.79m)**  
Electric powered garage door fitted, 'Worcester' combi boiler wall mounted, electric and lighting fitted.

**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

Council Tax Band :C

EPC :TBC

Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build with tiled roof, all information has been provided by the vendor, please confirm details with a chosen solicitor.

