

118 Mendip Road, Halesowen, B63 1JE



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Hicks Hadley

**13 Hagley Road
Halesowen
West Midlands
B63 4PU**



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<https://www.hickshadley.com>

****NO UPWARD CHAIN****

A well presented two bedroom semi-detached property in this most popular of locations for schools, transport links and access to all local amenities. The property briefly comprises: porch, entrance hall, spacious lounge, open plan kitchen/diner, large conservatory, sitting room, two double bedrooms and bathroom to first floor. The property further benefits from: garage, private rear garden and driveway. EARLY VIEWING ESSENTIAL. EPC: TBA

Hicks Hadley

£250,000 - Freehold



Porch

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

Entrance Hall

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

Spacious Lounge 15'1" x 11'9" (max) (4.603 x 3.597 (max))

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

Open Plan Kitchen/Diner 15'1" x 10'7" (4.617 x 3.234)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, cooker point, space for further appliance, splash back tiling, central heating radiator, double glazed window to rear elevation, glazed window to rear elevation, door into sitting room and door into:

Conservatory 12'9" x 8'11" (3.892 x 2.732)

With double glazed window to rear elevation, obscured double glazed window to side elevation and double glazed French doors into garden.

Sitting Room 15'10" x 8'4" (4.84 x 2.56)

With storage cupboard, double glazed window to rear elevation, double glazed door into garden and door into garage.

Landing

With wall mounted Worcester boiler in storage cupboard, obscured double glazed window to side elevation and doors into:

Bedroom One 15'2" x 15'1" (4.623 x 4.622)

With integrated furniture, two central heating radiators and two double glazed windows to front elevation.

Bedroom Two 10'8" x 8'5" (3.275 x 2.584)

With integrated furniture, central heating radiators and double glazed window to rear elevation.

Bathroom

Having panel bath, shower over, shower screen, low flush wc, pedestal wash hand basin and obscured double glazed window to rear elevation.

Garage 18'4" x 8'11" (5.597 x 2.725)

With up and over door and door into sitting room.



Outside

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

Rear: With paved patio and border shrubbery.

Agents Note

All main services are connected.

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: TBA

Tenure information: FREEHOLD

COUNCIL TAX BAND: C



Vendor Note

We have been informed that the purchase is subject to the following terms:

The buyer will pay a buyer's fee in addition to the agreed purchase price. The buyer fee payable is 2% plus VAT of the final sale price of the property. This is subject to a minimum fee of £4000+ vat, payable upon completion of the sale and will be collected by the (sellers) solicitors administering the estate.

