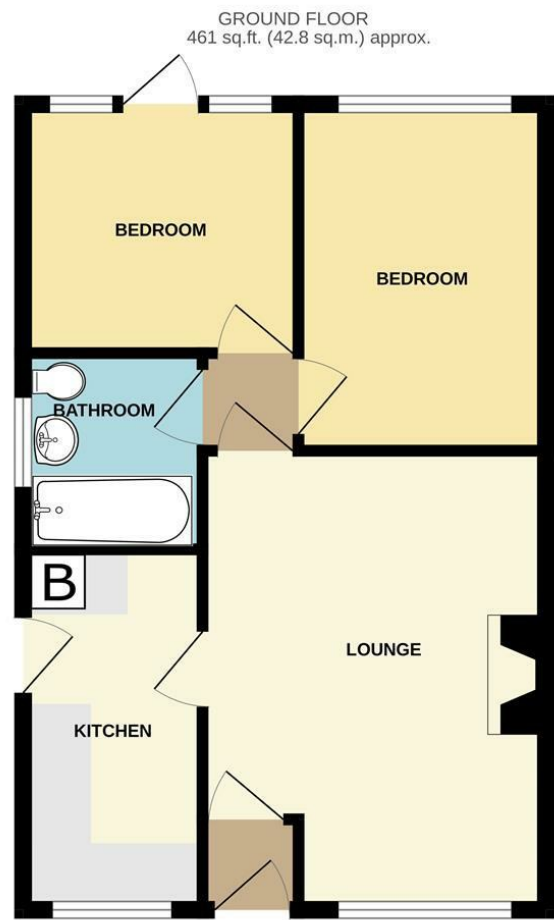


.8 Lyddington Drive, Halesowen, B62 8TS



TOTAL FLOOR AREA: 461 sq.ft. (42.8 sq.m.) approx.
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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.8 Lyddington Drive, 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 well maintained, modern two bedroom detached bungalow in this most popular of cul-de-sac locations; ideal for access to all local amenities. The property briefly comprises: porch, spacious lounge, fitted kitchen, inner lobby, modern bathroom and two generously sized bedrooms. The property further benefits from: gas central heating, double glazing, private rear garden and drive. FANTASTIC OPTION FOR DOWNSIZERS OR FIRST TIME BUYERS. VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

Offers In The Region Of £225,000 - Freehold



Porch

With obscured double glazed front door and door into:

Spacious Lounge 15'4 x 11'5

Having feature fireplace, gas fire, central heating radiator, double glazed window to front elevation and doors into:

Fitted Kitchen 11'9 x 5'10 (3.58m x 1.78m)

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven, gas hob, splash back tiling, space for fridge freezer, central heating radiator, double glazed window to front elevation and obscured double glazed door to side elevation.



Inner Lobby

with doors into:

Bathroom 6'5 x 5'9 (1.96m x 1.75m)

Having panel bath with shower over, pedestal wash hand basin, low flush wc, ceramic tiling and obscured double glazed window to side elevation.

Bedroom One 11'6 x 8'2 (3.51m x 2.49m)

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

Bedroom Two 9'3 x 8'2 (2.82m x 2.49m)

With central heating radiator, and double glazed door into private rear garden.



Outside

Front: Having driveway leading to steps up to front door and side entrance.

Rear: Having patio area leading up to further raised patio area and intermittent 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- [link- //checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

EPC: D

