

.1 Lyndon Close, Halesowen, B63 4EA



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**Hicks Hadley**

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**\*\*FANTASTIC CORNER PLOT\*\***

A superbly presented and extended, three bedroom semi-detached property on a versatile corner plot in this most sort after of cul-de-sac locations; ideal for schools, transport links and all local amenities. The property briefly comprises: porch, spacious lounge, fitted kitchen, dining room, utility/downstairs wc, three double bedrooms and modern bathroom to first floor. The property further benefits from: two garages (one is detached), driveway and impressive open rear and side gardens offering huge potential. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE PLOT BENEFITS AND QUALITY OF THE ACCOMODATION. EPC: C**

**Hicks Hadley**

**Offers In The Region Of £320,000 - Freehold**



#### Porch

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

#### Spacious Lounge 23'5 x 10'8 (max) (7.14m x 3.25m (max))

Having under stairs cupboard, stairs to first floor, feature fireplace, gas fire, two central heating radiators, double glazed patio doors to rear elevation and door into:

#### Fitted Kitchen 15'3 x 6'7 (4.65m x 2.01m)

Having matching wall and base units with wooden worktops over, a range of integrated appliances to include: Neff oven and grill, extractor chimney over, dishwasher, fridge, freezer, plumbing for automatic washing machine, splashback tiling, double glazed windows to rear elevation and open access into:

#### Dining Room 17'1 x 7'1 (5.21m x 2.16m)

With two central heating radiators, double glazed patio doors into side garden, door into garage and door into:

#### Utility/Downstairs WC 7'1 x 4'6 (2.16m x 1.37m)

With low flush wc, base unit with single drainer sink, central heating radiator, splash back tiling and obscured double glazed window to rear elevation.

#### Landing

With loft hatch and doors into:

#### Bedroom One 12'9 x 10'10 (3.89m x 3.30m)

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

#### Bedroom Two 12'2 x 8'2 (3.71m x 2.49m)

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

#### Bedroom Three 9' x 7'3 (2.74m x 2.21m)

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

#### Bathroom 10'10 x 5'10 (3.30m x 1.78m)

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



#### Outside

Front: With block paved driveway leading to the property entrance, decorative stone sections to either side, detached garage to the left hand side and lawn beyond it with privacy hedge to the boundary.

Rear: With paved patio leading to lawn with border shrubbery and open access to side garden with lawn and border hedge.

#### Garage 16'7 x 6'7 (5.05m x 2.01m)

With electric shutter door and entrance door from dining room.

#### Large Detached Garage 17'10 x 12'1 (5.44m x 3.68m)

With up and over door offering useful storage.



#### Agents Note

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

COUNCIL TAX BAND: C

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: C

