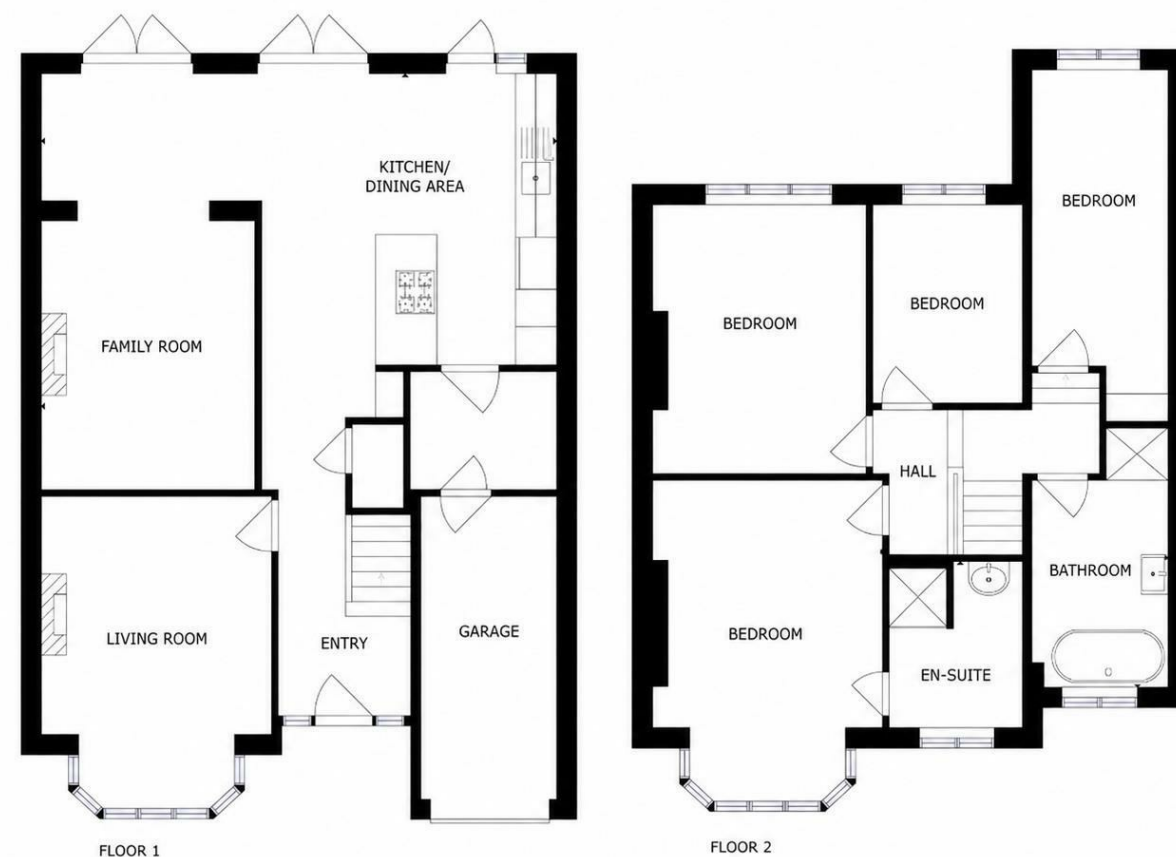


40 Causey Farm Road, Halesowen, B63 1EL



40 Causey Farm Road, Halesowen



Hicks Hadley

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

 0121 585 66 67

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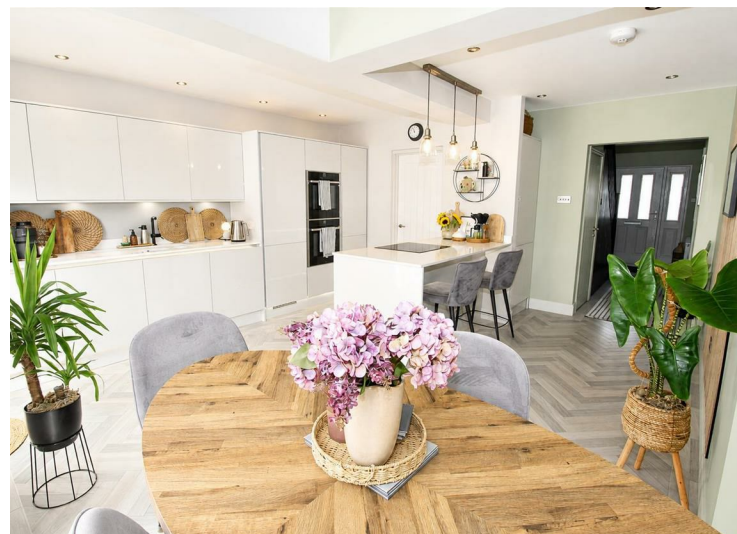
 <https://www.hickshadley.com>

****SUPERB OPPORTUNITY** **AMAZING EXTENDED MODERN FAMILY HOME**
****TURN KEY PROPERTY******

A fabulous four bedroom extended semi-detached property in this most prestigious of locations offering access to sought after schools, transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge with log burner, modern open plan kitchen/diner/snug with a range of integrated appliances, utility, downstairs wc and a first floor to include four generously sized bedrooms (master with ensuite) and refitted modern family bathroom. The property further benefits from: attractive private rear garden, driveway with ample parking, garage with internal access, gas central heating and double glazing. **VIEWING ESSENTIAL TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: C**

Hicks Hadley

£500,000 - Freehold



Entrance Hallway

With front door, obscured double glazing to front elevation, under stairs storage cupboard, stairs to first floor and door into:

Spacious Lounge 15'10" x 15'7" (into bay) (4.83m x 4.75m (into bay))

Having feature fireplace with log burner, central heating radiator and double glazed bay window to front elevation.

Open Plan Living Area:

To Include:

Kitchen/Diner 25'1" x 16'7" (max) (7.65m x 5.08m (max))

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, breakfast bar, a range of integrated appliances to include: Neff double oven, Neff electric hob, Bosch dishwasher, fridge/freezer, spotlights, solar powered electric blinds, two Velux style windows to rear, two double glazed French doors into garden, one double glazed door into garden and open plan access into:

Snug 12'11" x 10'4" (3.962 x 3.164)

With feature gas fire, central heating radiator and spotlights.

Ground Floor WC

With low flush wc, corner wash hand basin and ceramic tiling.

Utility

With worktop, integrated washing machine, space for further appliances, spotlights and door into garage.

Landing

With loft hatch, spotlights, central heating radiator and doors into:

Bedroom One 15'8" x 11'2" (into bay) (4.78m x 3.40m (into bay))

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

Ensuite Shower Room 7'9" x 6'4" (2.38 x 1.95)

With walk in shower cubicle, low flush wc, wall mounted wash hand basin, spotlights, vertical central heating radiator and obscured double glazed window to front elevation.

Bedroom Two 12'11" x 10'8" (3.951 x 3.262)

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

Bedroom Three 14'4" x 6'5" (4.385 x 1.98)

With central heating radiator, open storage cupboard, spotlights and double glazed window to rear elevation.



Bedroom Four 9'8" x 7'0" (2.963 x 2.14)

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

Family bathroom 12'5" x 6'6" (max into shower cubicle) (3.78m x 1.98m (max into shower cubicle))

Having panel bath, walk in shower cubicle, low flush wc, vanity wash hand basin, ceramic tiling, spotlights, heated towel rail and double glazed window to front elevation.

Integral Garage 14'7" x 6'7" (4.447 x 2.029)

With electric shutter door.

External

Front: With fenced side borders and ample driveway leading to garage and front door.



Rear: With paved patio area leading through central access with adjacent attractive shrubbery on either side to lawn and gravelled border with a tree on either side leading to the rear of the property with gravelled sitting area and wide shed.

Agent Notes

COUNCIL TAX BAND: D

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

EPC: E

All mains services are connected.

Broadband/mobile coverage- please check on link: - [//checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

