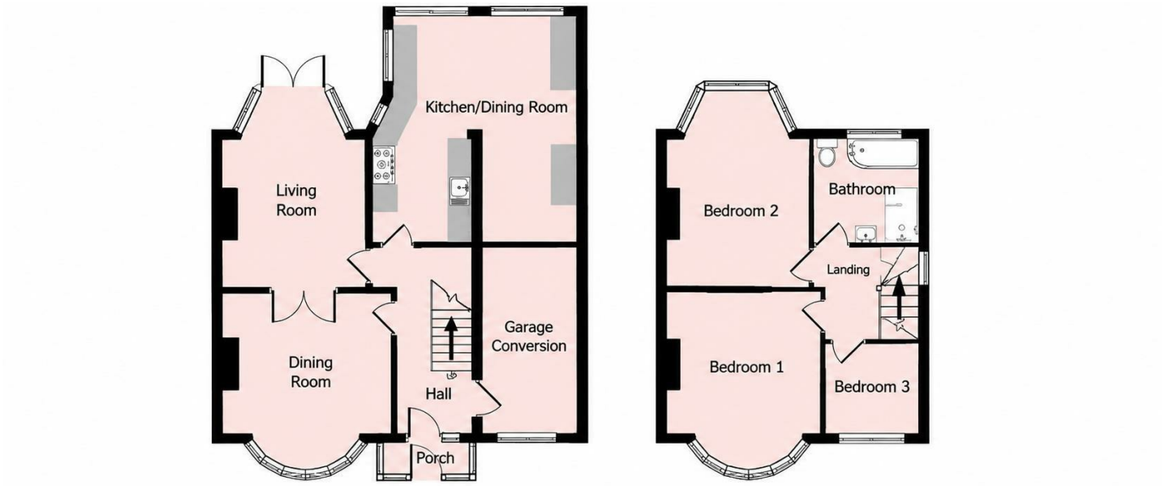
50 Goodrest Avenue, Halesowen, B62 0HR









50 Goodrest Avenue, Halesowen

Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
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BRILLIANT OPTION FOR UPSIZERS
A well presented and thoughtfully extended four bedroom detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, entrance hall, spacious lounge, rear sitting room, fitted kitchen/diner, downstairs bedroom, landing, bathroom with separate shower and three generously sized first floor bedrooms. The property further benefits from: large block paved driveway, long private rear garden with detached garden room, gas central heating and double glazing. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

Offers Over £350,000 - Freehold

Hicks Hadley







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

Reception Hall
With open under stairs storage, central heating radiator, obscured double glazed window to front elevation, stairs to first floor and doors into:

Spacious Lounge 14'10" x 13'0" (max) (4.539 x 3.987 (max))
Having three modern vertical central heating radiators, feature fireplace, electric fire, double glazed bay window to front elevation and doors into:

Rear Sitting Room 15'4" x 10'10" (max into bay) (4.686 x 3.326 (max into bay))
With central heating radiator and double glazed patio doors to rear elevation.

Extended Kitchen/Diner 17'11" x 15'4" (max) (5.469 x 4.674 (max))
Having matching wall and base units with worktops over, space for range style cooker, extractor over, single drainer sink unit, plumbing for automatic washing machine, space for dryer, splash back tiling, modern vertical central heating radiator, wall mounted Worcester boiler, double glazed window to rear elevation, obscured double glazed window to side elevation and double glazed door into garden.

Downstairs Bedroom/Study 13'11" x 7'4" (4.266 x 2.259)
With modern vertical central heating radiator and double glazed window to front elevation.

Landing
With loft hatch, obscured double glazed window to side elevation and doors into:

Bedroom One 14'5" x 11'9" (max into bay) (4.39m x 3.58m (max into bay))
With central heating radiator and double glazed bay window to front elevation.

Bedroom Two 15'2" x 10'10" (max into bay) (4.625 x 3.308 (max into bay))
With central heating radiator and double glazed bay window to rear elevation.

Bedroom Three 7'0" x 7'0" (2.155 x 2.141)
With central heating radiator and double glazed window to front elevation.





Modern Bathroom 7'10" x 7'10" (2.401 x 2.396)
Having corner bath, shower cubicle, low flush wc, vanity wash hand basin, splash back tiling and obscured double glazed window to rear elevation.

Outside
Front: With low level wall to front boundary, block paved driveway offering ample parking space and access to front door.

Rear: With paved patio area, garden room access and steps down to long lawn with mature shrubbery leading to workshop at the rear.

Detached Garden Room
With glazing to front and side elevation.

Agents Note

COUNCIL TAX BAND: C

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

EPC: D

Broadband/mobile coverage- please check on link- -//checker.ofcom.org.uk/en-gb/broadband-coverage



Hicks Hadley