

49 Cobham Road, Halesowen, B63 3JZ



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Hicks Hadley

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Hick Hadley are delighted to present this charming three-bedroom semi-detached home, ideally positioned within easy walking distance of Halesowen town centre. Offering a superb blend of modern convenience and traditional character, this property is perfect for buyers seeking space, style, and a highly convenient location. The ground floor features two well-proportioned reception rooms, a modern fitted kitchen, a bright and versatile Boot/Utility room, and a contemporary family bathroom. Upstairs, you will find three generously sized bedrooms, each offering excellent space and natural light. Externally, the property benefits from off-road parking and a sunny rear garden—an ideal spot for relaxing or entertaining. Additional advantages include double glazing and gas central heating throughout. A wonderfully balanced home that combines practical living with classic appeal, making early viewing highly recommended.

Asking Price £225,000 - Freehold

Hicks Hadley



Entrance

Cellarette storage space access doors to both reception rooms.

Front facing reception room 13'1" x 12'5" (3.99m x 3.78m)

Double glazed bay style window fitted to the front elevation, Central heating radiator fitted to the inside elevation, Electric fire place fitted central with feature surround, coving throughout.

Reception room two/Dining room 12'5" x 11'5" (3.78m x 3.48m)

Double glazed window fitted to the rear elevation, Door leading to the stairway, fire place feature surround.

Boot/Utility room 7'11" x 6'11" (2.41m x 2.11m)

Access composite door fitted, double glazed window and partially glazed door fitted to the side elevation accessing the rear garden.

Kitchen 10'0" x 9'8" (3.05m x 2.95m)

Shaker style re fitted kitchen, double glazed window fitted to the side elevation, one bowl stainless steel sink and drainer with mixer tap fitted, combi boiler (Worcester) wall mounted, four ring gas hob, integrated electric oven elevated, appliance space for washing machine and dishwasher, central heating radiator fitted to the side elevation.

Ground floor family bathroom 9'5" x 4'10" (2.87m x 1.47m)

Double glazed privacy glazed windows fitted to the rear and side elevation, Tiled walls, chrome towel radiator and additional radiator fitted to the side elevation, bath tub with electric shower fitted above, w.c and sink pedestal fitted, storage cupboards fitted.

Landing

Central heating radiator fitted to the inside elevation at the bottom of the stairs.

Bedroom one 12'6" x 11'1" (3.81m x 3.38m)

Double glazed window fitted tot the front elevation, central heating radiator fitted to the inside elevation, storage cupboard fitted with loft access above.

Bedroom two 11'8" x 10'10" (3.56m x 3.30m)

Double glazed window fitted to the rear elevation, central heating radiator fitted to the inside elevation.



Bedroom three 12'10" x 5'10" (3.91m x 1.78m)

Double glazed window fitted to the rear elevation, radiator fitted to the side elevation.

External

Agent notes

All main services are connected . (Gas/ Electric / Water)

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

Council Tax Band :C

EPC :E



Tenure Information :Freehold

Any other Material Facts :Traditional brick build tiled roof. All information has been provided by the vendor, please confirm all details with a chosen solicitor.

