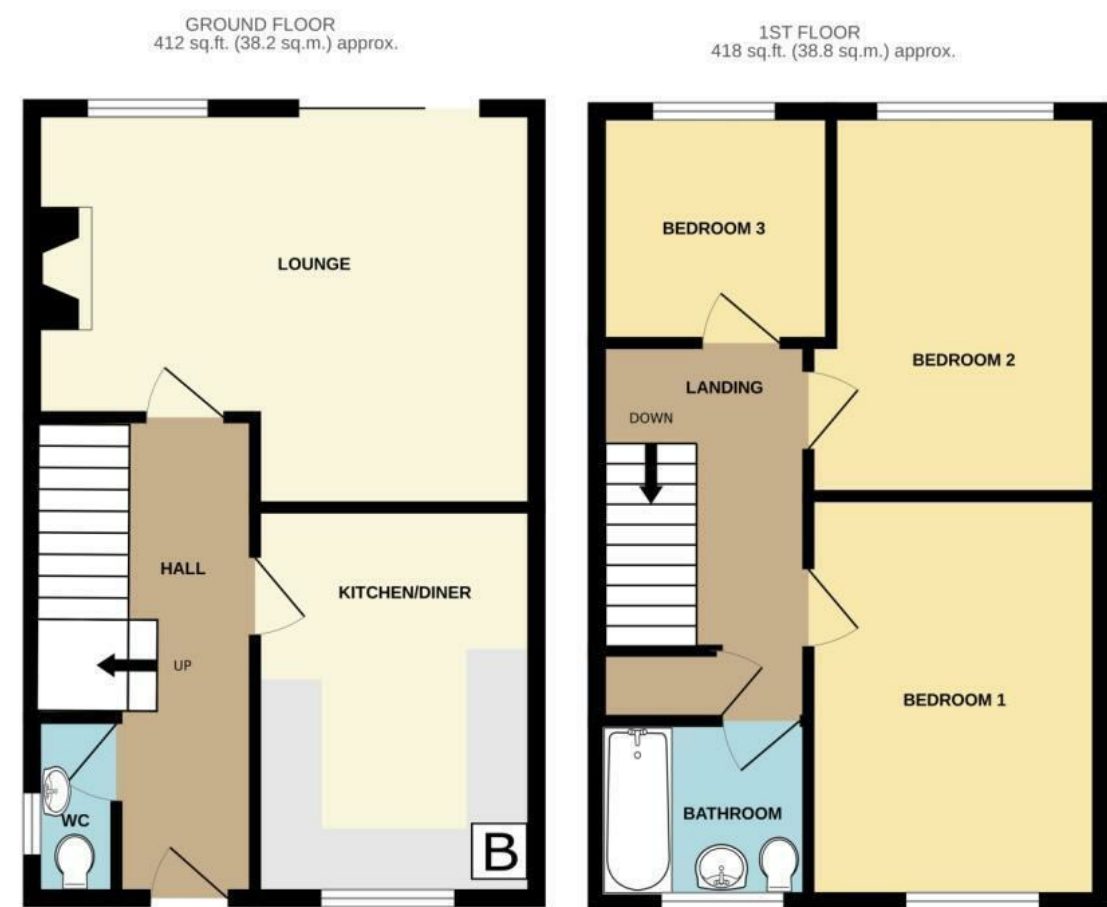


41 Richmond Street, Halesowen, B63 4BB



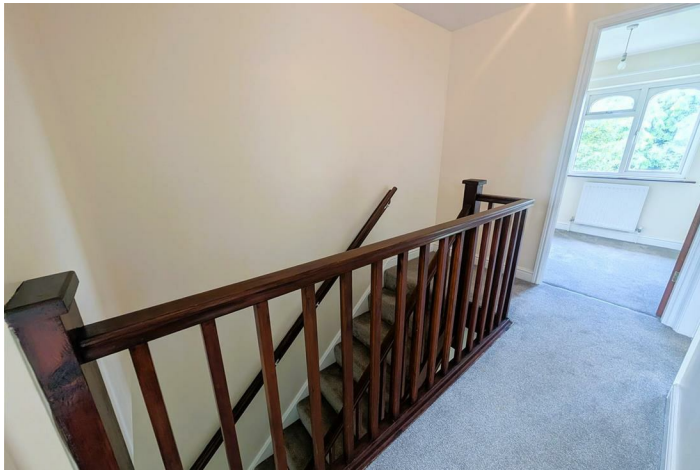
TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

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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41 Richmond Street, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

OFFERING NO UPWARD CHAIN

Hicks Hadley welcome to the marketing this three bedroom, link-detached home in a prime Halesowen spot, perfect for families and commuters. Close to Windsor High School, close to Halesowen Town Centre, the No. 9 bus route and just minutes from M5 J2. Featuring a spacious kitchen-diner, bright L-shaped lounge, downstairs WC, three great size bedroom, and a modern bathroom. Outside offers a lovely rear garden, garage, and driveway for two cars. EPC D — Council Tax D. A move-in-ready home in a superb location.

Offers In The Region Of £285,000 - Freehold

Hicks Hadley



Entrance hallway 15'5" x 6'10" max (4.7" x 2.1" max)

Glazed door with privacy glazed panel fitted to the side of the door allowing much natural sunlight through, Radiator fitted to the side elevation.

Ground floor w.c

Privacy glazed window fitted to the side elevation, low flush w.c and sink fitted with splash back tiling above.

Kitchen/diner 12'5" x 6'6" 19'8" (3.8 x 2'6)

Double glazed window fitted to the front elevation, one and a half bowl sink with drainer and mixer tap, combi boiler wall mounted, appliance space for washing machine and fridge freezer, oven and ceramic hob above, partially tiled walls, radiator fitted to the inside elevation.

Lounge 16'0" x 12'9" I shape (4.9 x 3.9 I shape)

Double glazed window and sliding doors fitted to the rear elevation, radiator fitted to the side elevation, electric fire place fitted with featured brick surround.

Landing 9'2" x 6'2" (2.8 x 1.9)

Loft access above and large storage cupboard.

Bedroom one 12'9" x 9'6" (3.9 x 2.9)

Double glazed window fitted to the front elevation, Radiator fitted to the front elevation.

Bedroom two 12'5" x 8'6" (3.8 x 2.6)

Double glazed window fitted to the rear elevation, Radiator fitted to the rear elevation.

Bedroom three 7'2" x 6'10" (2.2 x 2.1)

double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

Family bathroom

Privacy glazed window fitted to the front elevation, bath tub fitted with glass shower screen and electric shower fitted, Radiator fitted to the side elevation, partially tiled wall, low flush w.c fitted and sink with chrome mixer tap fitted.

External

To the front of the property site a tarmac driveway with a side access gate, to the rear of the property sits a large slabbed patio area and mature turf with planting around borders.



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 :D

EPC :D

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and block



build with tiled roof. All information has been provided by the vendor, Please confirm all details with a chosen solicitor.

Garage 18'0" x 7'2" (5.5 x 2.2)

Up and over garage door fitted with access door fitted to the rear elevation, electric and lighting fitted.

