

32 Haden Hill Road, Halesowen, B63 3NQ



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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## 32 Haden Hill Road, Halesowen



**Hicks Hadley**

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



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<https://www.hickshadley.co.uk>

**\*\*GREAT OPTION FOR UPSIZERS\*\***

A superbly presented three bedroom traditional detached family home in this ever popular location; ideal for schools, transport links and all local amenities. The property briefly comprises; porch, entrance hall, spacious lounge, dining room, refitted kitchen, breakfast room, downstairs wc, three generously sized bedrooms and refitted shower room to the first floor. The property further benefits from: an attractive private rear garden, garage, ample off road parking and gas central heating. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: D**

**Hicks Hadley**

**£440,000 - Freehold**



#### Porch

With access door into:

#### Entrance Hall

With central heating radiator, stairs to first floor and doors into:

#### Spacious Lounge 14'2 x 6'11 (4.32m x 2.11m)

With central heating radiator, double glazed bay window to front elevation and double door access into:

#### Dining Room 12'11 x 10'10 (3.94m x 3.30m)

With central heating radiator, double glazed window to side elevation and double doors into:

#### Breakfast Room 14'3 x 6'11 (4.34m x 2.11m)

With central heating radiator, tiled flooring double doors opening into the garden and open access into:

#### Refitted Kitchen 21'1 x 8'11 (6.43m x 2.72m)

Having a range of matching wall and base units to incorporate sink and drainer unit, plumbing for automatic washing machine, plumbing for dishwasher, space for fridge freezer, cooker point with space for range style cooker, extractor over, tiled flooring, splash back tiling, spot lights and double glazed windows to side and rear elevation.

#### Downstairs WC

With low flush wc, wash hand basin and window to side elevation.

#### Landing

Having double glazed window to side elevation, loft hatch and doors into:

#### Bedroom One 14'9 x 11'3 (4.50m x 3.43m)

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

#### Bedroom Two 12'10 x 10'10 (3.91m x 3.30m)

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

#### Bedroom Three 8'11 x 7'11 (2.72m x 2.41m)

With central heating radiator and two double glazed windows to rear elevation.

#### Shower Room

Having large walk in shower, wash hand basin, low flush wc, heated towel rail and double glazed window to front elevation.

#### Garage

With up and over door.



COUNCIL TAX BAND: E

#### Outside

Front: With driveway offering ample off road parking leading to front door and garage entrance door.

Rear: Having paved patio with lawn beyond and surrounding mature shrubbery border.

#### Agents Note

All main services are connected (gas/water/electric).

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: D

Tenure information: FREEHOLD

