

25 Melbourne Road, Halesowen, B63 3NB



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Hicks Hadley

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

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

This spacious three-bedroom mid-terraced home is set within a well-regarded cul-de-sac, offering an excellent blend of comfort, convenience, and low-maintenance living. Benefiting from gas central heating and double glazing, the property features a delightful front lounge, a versatile rear sitting/dining room, and a well-appointed fitted kitchen. A particularly attractive feature is the stylish ground-floor shower room, finished to a modern standard. Upstairs, you'll find three well-proportioned bedrooms, ideal for families and first-time buyers. To the rear, the property enjoys a lovely low-maintenance tiered garden complete with a pleasant decked seating area, perfect for relaxing or entertaining. Situated within walking distance of Halesowen College and Halesowen Town Centre, this home offers superb access to local amenities, transport links, and everyday essentials — making it an opportunity not to be missed.

Offers In The Region Of £195,000 - Freehold

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Front facing Lounge 13'5" x 12'0" (4.09m x 3.66m)

Double glazed bay style window fitted to the front elevation, central heating radiator fitted to the side elevation, log burner fitted central with brick and wood feature surround, bespoke oak cupboard fitted both sides of the chimney breast.

Reception room two 12'0" x 11'7" (3.66m x 3.53m)

Double glazed window fitted to the rear elevation, Gas fire place fitted central with feature surround, central heating radiator fitted to the side elevation.

Kitchen 8'8" x 7'9" (2.64m x 2.36m)

Double glazed window fitted to the side elevation, High gloss shaker style kitchen fitted, one bowl stainless steel sink and drainer fitted with mixer tap, electric oven and four ring gas hob fitted, Combi boiler wall mounted, Integrated dishwasher and appliance space for washing machine.

Ground floor shower room

Privacy glazed window fitted to the side elevation, Central heating radiator fitted to the inside elevation, walk in shower cubicle thermostatic shower with water fall effect shower head, storage cupboard fitted, sink and low flush w.c fitted, partially tiled walls.

Landing

Loft access above.

Bedroom one 12'0" x 11'5" (3.66m x 3.48m)

Double glazed window fitted to the front elevation, Fitted wardrobe space, central heating radiator fitted to the front elevation.

Bedroom two 11'7" x 8'2" (3.53m x 2.49m)

Double glazed window fitted to the rear elevation, storage space built in.

Bedroom three 11'6" x 6'9" (3.51m x 2.06m)

Double glazed window fitted to the rear elevation.

External

To the rear of the property sits a large slabbed area with tiers leading to a decking area.

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

Council Tax Band :B

EPC :D

Tenure Information :Freehold

Any other Material Facts :Traditonal brick and block build with tiled rood. All information has been provided by the vendor, please confirm details from a chosen solicitor.

