15 Cloister Drive, Halesowen, B62 8RA









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Hicks Hadley

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Hicks Hadley are delighted to present this exceptional four-bedroom detached residence, perfectly positioned within a highly sought-after cul-de-sac in Halesowen, offering superb access to the motorway network. This immaculate, turn-key home has been finished to an impressive standard throughout, boasting spacious accommodation, underfloor heating, and beautifully landscaped gardens. Ideal for growing families and up-sizers alike, the property is within walking distance of local parks, highly regarded schools, and a wide range of amenities. Homes of this calibre rarely come to market — early viewing is strongly recommended to fully appreciate all that this stunning property has to offer.

Asking Price £499,995 - Freehold

Hicks Hadley







Entrance hallway 13'9"x 2'7" (4.2x 0.8)
Double glazed composite front door fitted, central heating radiator fitted to the side elevation, Tiled under floor heating giving a cosy and elegant entrance.

Ground floor w.c
Privacy double glazed window fitted to the front elevation, Partially tiled, Low flush w.c and sink with mixer tap fitted and vanity beneath with ample unit space available.

Front-facing Lounge 13'9" x 13'9" max (4.2 x 4.2 max)
Double glazed bay style window fitted to the front elevation, Central heating radiator fitted to the front elevation, Tiled flooring with under floor heating, gas fire place with feature stone surround, glazed doors flowing through to the dining room, coving fitted.

Dining room 11'1" x 10'2" (3.4 x 3.1)
Double glazed window fitted to the side elevation, glazed sliding doors opening into conservatory, central heating radiator fitted to the inside elevation,

Conservatory 12'9" x 10'2" (3.9 x 3.1)
Double glazing throughout, Central heating radiator fitted to the side elevation, French doors opening into the rear garden.

Kitchen 111'6"x10'5" (34.x3.2)
Double glazed window fitted to the rear elevation, Partially tiled walls, electric oven and induction hob, Stainless steel splashback with glass and stainless steel extractor fan above, central heating radiator fitted to the inside elevation, ample unit space with integrated dishwasher, large pantry space.

Utility
Half glazed door leading to the rear garden, appliance space for washing machine and dryer, stainless steel sink with mixer tap fitted, 'Baxi' combi boiler wall mounted.

Reception room three
Double glazed window fitted to the side elevation, central heating radiator fitted to the side elevation, Internal door leading to the garage.

Integral Garage 15'8" x 7'6" (4.8 x 2.3)
Up and over door with integral door too, Lighting and electric fitted.

Landing 11'9" x 4'7" (3.6 x 1.4)
Double glazed window fitted to the side elevation, Loft access above, partially boarded.

Bedroom one 11'1" x 8'10" (3.4 x 2.7)
Double glazed window fitted to the front elevation, central heating radiator fitted to the front elevation, Bespoke fitted wardrobes, Under floor heating.

En suite
Privacy glazed window fitted to the side elevation, walk in electric shower, partially tiled walls, Sink with vanity and chrome mixer tap fitted, Lighted mirror wall mounted, low flush w.c, chrome towel radiator fitted to the inside elevation.

Bedroom two 11'9" x 8'2" (3.6 x 2.5)
Double glazed window fitted to the rear elevation, Central heating radiator fitted to the rear elevation.

Bedroom three 12'1" x 7'6" (3.7 x 2.3)
Double glazed window fitted to the front elevation, central heating radiator fitted to the front elevation, bespoke fitted wardrobes ,over bulk head storage cupboard.

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





Family bathroom
Privacy glazed window fitted to the side elevation, Chrome towel radiator fitted to the inside elevation, bath tub fitted with thermostatic shower above and glass shower screen fitted, partially tiled walls sink with vanity and chrome mixer tap fitted, low flush w.c fitted.

External
To the front of the property sits a spacious concrete-print driveway offering ample parking, complemented by a well-kept mature lawn. A slabbed side access pathway leads conveniently to the rear garden. At the rear, the property boasts a beautifully maintained outdoor space, featuring an illuminated decking area ideal for evening entertaining, a neatly laid slabbed patio, and a mature lawn framed by established planting along the borders. The layout provides an attractive blend of low-maintenance design and inviting greenery, creating a versatile setting for relaxation and social gatherings.

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 :F

EPC :TBC

Tenure Information :Freehold

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

