

89 Mendip Road, Halesowen, B63 1HY



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**Hicks Hadley**

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



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

**\*\*OFFERING NO UPWARD CHAIN\*\***

Hicks Hadley welcome to the market this semi detached family home situated on the extremely popular Squirrels Development, with all amenities being close at hand, including access to The Clent Hills and the surrounding countryside. The property comprises lounge, fitted kitchen/diner, three spacious bedrooms and family bathroom. The property also benefits from a garage, gas central heating, double glazing and a long rear garden. NO UPWARD CHAIN.

**Offers In The Region Of £265,000 - Freehold**



#### Porch

**Lounge 14'9" x 10'7" (4.50m x 3.23m)**  
Double glazed window fitted to the front elevation, Radiator fitted to the inside elevation.

#### **Kitchen/Diner 18'5" x 8'6" (5.61m x 2.59m)**

Double glazed window fitted to the rear elevation, Side access door, Patio doors opening into the rear garden with glazed panels allowing much natural sunlight through, Two radiators fitted to the inside elevation, Integrated oven with four ring gas hob above, Glass and stainless steel extractor fan fitted above, One bowl stainless steel sink fitted with chrome mixer tap, ample base and wall unit available, combi boiler wall mounted.

#### Landing

Double glazed window fitted to the side elevation, loft access above, storage cupboard.

#### **Bedroom One 14'7" x 9'7" (4.45m x 2.92m)**

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

#### **Bedroom Two 9'8" x 9'1" (2.95m x 2.77m)**

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

#### **Bedroom Three 8'7" x 8'5" (2.62m x 2.57m)**

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

#### Family Bathroom

Privacy glazed windows fitted to the side and rear elevation, Partially tiled walls, Bath tub fitted with shower head above, Sink fitted with chrome mixer tap, Low flush w.c, radiator fitted to the inside elevation.

#### Garage

Up and over garage door fitted.

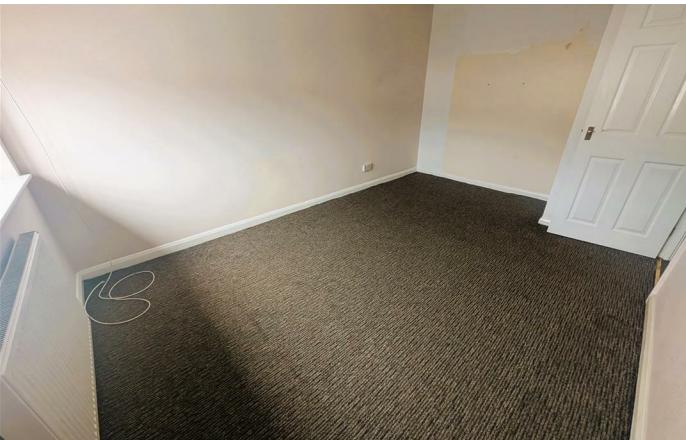
#### External

To the front of the property sits a stone driveway with side access gate fitted, to the rear of the property sits a large slabbed area with law to the rear.

#### Agent Notes

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

Broadband/Mobile coverage- please check on link <http://checker.ofcom.org.uk/en-gb/broadband-coverage>



Council Tax Band :C



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.

