

51 Kenswick Drive, Halesowen, B63 4QZ



Hicks Hadley

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****FABULOUS PROPERTY WITH EXCELLENT VIEWS****
Superbly presented and well maintained three bedroom semi-detached property with fantastic panoramic views overlooking surrounding countryside in this ever popular cul-de-sac location; ideal for schools, transport links and all local amenities. The property briefly comprises: porch, spacious hallway, downstairs wc, good sized lounge, impressive refitted kitchen/diner and modern conservatory to the ground floor. The first floor consists of three generously sized bedrooms, beautifully refitted bathroom with separate walk in shower cubicle and separate wc. The property further benefits from: landscaped rear garden, driveway, gas central heating and double glazing. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY AND SIZE OF THE ACCOMODATION.** EPC: D

Offers In The Region Of £300,000 - Freehold

Hicks Hadley



Porch

Having double glazed front entrance door, double glazed picture window to front elevation and double glazed door into:

Entrance Hall

Having central heating radiator, under stairs cupboard with wall mounted Worcester Bosch boiler, spindle staircase leading to first floor and doors into:

Downstairs WC

With low flush wc, wall mounted wash hand basin and obscured double glazed window to front elevation.

Fitted Kitchen/Diner 20'4 x 6'4 (6.20m x 1.93m)

Having matching wall and base units with worktops over, Franke single drainer sink unit, integrated Neff slide and hide oven, warming drawer, Hotpoint electric hob, extractor chimney over, integrated microwave, integrated fridge freezer, washing machine, splash back tiling, double central heating radiator, double glazed window to side elevation, double glazed French doors into garden and door into:

Conservatory 12'3 x 9'3 (max) (3.73m x 2.82m (max))

Having central light with fan, wall light and double glazing to side and rear elevation.

Spacious Lounge 15'10 x 10' (4.83m x 3.05m)

Having double central heating radiator, feature fireplace, electric fire, three double wall lights and double glazed patio door into conservatory.

Landing

Having loft hatch with pull down ladder, obscured double glazed window to side elevation and doors into:

Bedroom One 16' x 10'1 (max) (4.88m x 3.07m (max))

With central heating radiator, fitted wardrobes, ceiling light point and double glazed window to rear elevation.

Bedroom Two 10'9 x 10'1 (max) (3.28m x 3.07m (max))

With central heating radiator, spacious walk in wardrobes, ceiling light point and double glazed window to front elevation with superb views.

Bedroom Three 8'4 x 6'5 (2.54m x 1.96m)

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



Bathroom 9'4 x 7'2 (max into shower) (2.84m x 2.18m (max into shower))

Having panel bath with mixer tap, walk in shower, pedestal wash hand basin, fitted mirrored wall cupboard, ceramic tiling, spotlights, electric heated towel rail and obscured double glazed window to front elevation.

Separate WC

With low flush wc and obscured double glazed window to side elevation.

Garage

Having split door entrance.

Outside

Front: With front lawn and adjacent driveway leading to front door and garage entrance door.



Rear: landscaped garden with paved patio area leading up to lawn with paved surround, part raised shrubbery border and designated patio area.

Agents Note

COUNCIL TAX BAND: C

We have been informed that the property is freehold. Please check this detail with your solicitor.

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)

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