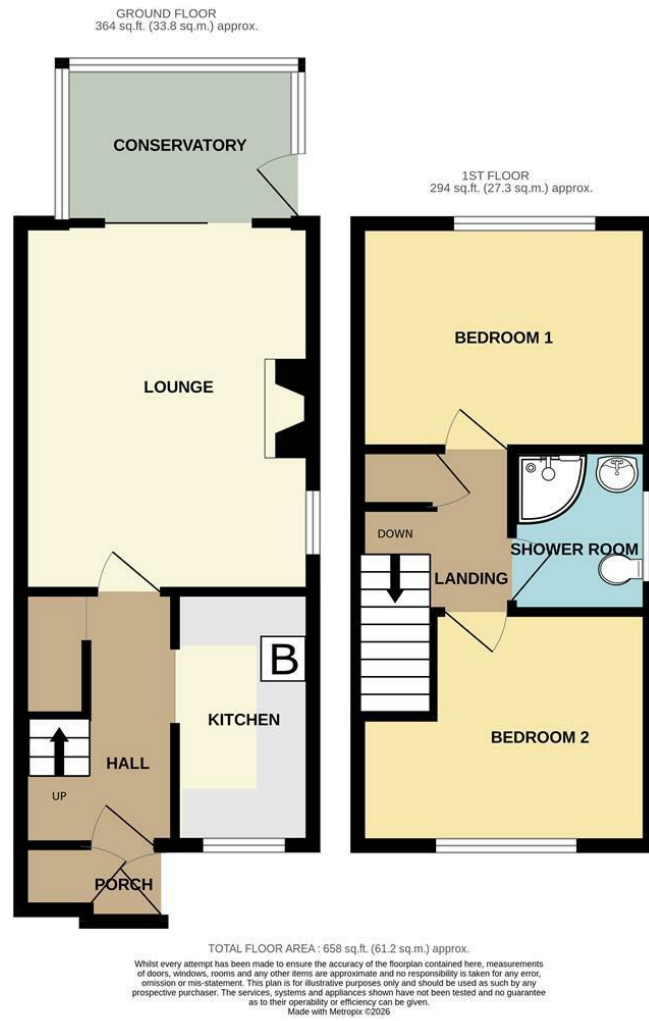


25 Clifton Road, Halesowen, B62 9HB



## 25 Clifton Road, Halesowen



**Hicks Hadley**

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**\*\*Stylish two-bedroom semi-detached home tucked away in a quiet cul-de-sac\*\***  
Hicks Hadley are delighted to present this charming two-bedroom semi-detached home, perfectly tucked away in a peaceful cul-de-sac and ideally positioned for easy access to major transport links and local amenities. Offering move-in-ready accommodation, the property features a modern kitchen and contemporary bathroom and conservatory, making it an ideal choice for first-time buyers, downsizers, or investors. Externally, the home benefits from off-road parking and a spacious, beautifully maintained rear garden, providing the perfect space for relaxation or entertaining. Early viewing is highly recommended to fully appreciate what this lovely home has to offer.

**Offers In The Region Of £218,000 - Freehold**

**Hicks Hadley**



**Entrance hallway 10'2" x 5'6" (3.1 x 1.7)**  
Glazed door fitted, Radiator fitted to the side elevation.

**Kitchen 9'10" x 5'2" (3.0 x 1.6)**  
Double glazed window fitted to the front elevation, one bowl sink and drainer with fitted with mixer tap, partially tiled walls, NEFF oven with Zanussi ceramic hob and AEG extractor fan above, Integrated fridge freezer with appliance space for washing machine, Wall mounted combi 'Worcester' boiler.

**Lounge/Dining room 14'9" x 11'5" (4.5 x 3.5)**  
Double glazed window fitted to the side elevation, electric fire place fitted central with feature surround, radiator fitted to the inside elevation, glazed sliding door to the rear elevation access into the conservatory.

**Conservatory 9'6" x 6'2" (2.9 x 1.9)**  
Double glazing with access door to the rear garden.

**Landing 6'2" x 5'10" (1.9 x 1.8)**  
Large storage cupboard, Loft access above.

**Bedroom one 11'5" x 8'10" (3.5 x 2.7)**  
Double glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

**Bedroom two 11'9" max x 9'2" (3.6 max x 2.8)**  
Double glazed window fitted to the front elevation, Radiator fitted to the front elevation, bulk head.

**Shower room**  
Privacy double glazed window fitted to the side elevation, Chrome towel radiator fitted to the inside elevation, walk in thermostatic shower fitted partially tiled walls, sink with vanity built in, low flush w.c fitted.

**External**  
To the front of the property sits a block tarmac driveway with block borders and mature lawn and planting with side access gate, To the rear of the property sits a large slabbed area with well thought out landscaping throughout and stepping stones through the lawn, to a slabbed shed base.

**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 :TBC-C

Tenure Information :Freehold

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

