

50 Dogkennel Lane, Halesowen, B63 3DB



TOTAL FLOOR AREA: 819 sq.ft. (76.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 50 Dogkennel Lane, Halesowen



**Hicks Hadley**

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

A well presented, extended two bedroom detached bungalow in this superb location for access to Halesowen town centre and all local amenities. The property briefly comprises: wide entrance hall with storage cupboard, extended open plan lounge/diner, refitted breakfast kitchen, two double bedrooms and modern shower room. The property further benefits from: garage offering useful storage, private rear garden, long driveway, gas central heating and double glazing. **EARLY VIEWING HIGHLY RECOMMENDED.**  
EPC: C

**Hicks Hadley**

**Offers Over £360,000 - Freehold**



#### Entrance Hall

Having obscured double glazing to side elevation, central heating radiator, storage cupboard, loft hatch and doors into:

#### Extended Open Plan Lounge/Diner 22'10" x 10'6" (6.96 x 3.21)

With two central heating radiators, double glazed window to rear elevation and double glazed French doors into garden.

#### Refitted Breakfast Kitchen 17'1" x 10'9" (5.23 x 3.3)

Having matching wall and base units with worktops over to incorporate one and a half drainer sink unit, integrated double oven, Neff gas hob, Smeg extractor over, integrated washing machine, space for fridge freezer, spotlights, central heating radiator, splash back tiling, double glazed window to front and side elevation and obscured double glazed door to side elevation.

#### Bedroom One 16'0" x 10'7" (4.9 x 3.24)

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

#### Bedroom Two 11'3" x 10'9" (3.44 x 3.28)

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

#### Shower Room

Having walk in shower cubicle, low flush wc, vanity wash hand basin, central heating radiator, spotlights, ceramic tiling, obscured double glazed window to side elevation.

#### Garage

Offering useful storage space.

#### Outside

Front: With lawn and adjacent driveway leading to entrance door, side gate access and garage door access.

Rear: With patio area, front access via side gate and lawn.

#### Agents Note

COUNCIL TAX BAND: D

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

EPC: C



Broadband/Mobile coverage- please check on link-  
[//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

All mains services are connected (gas/electric/water).

