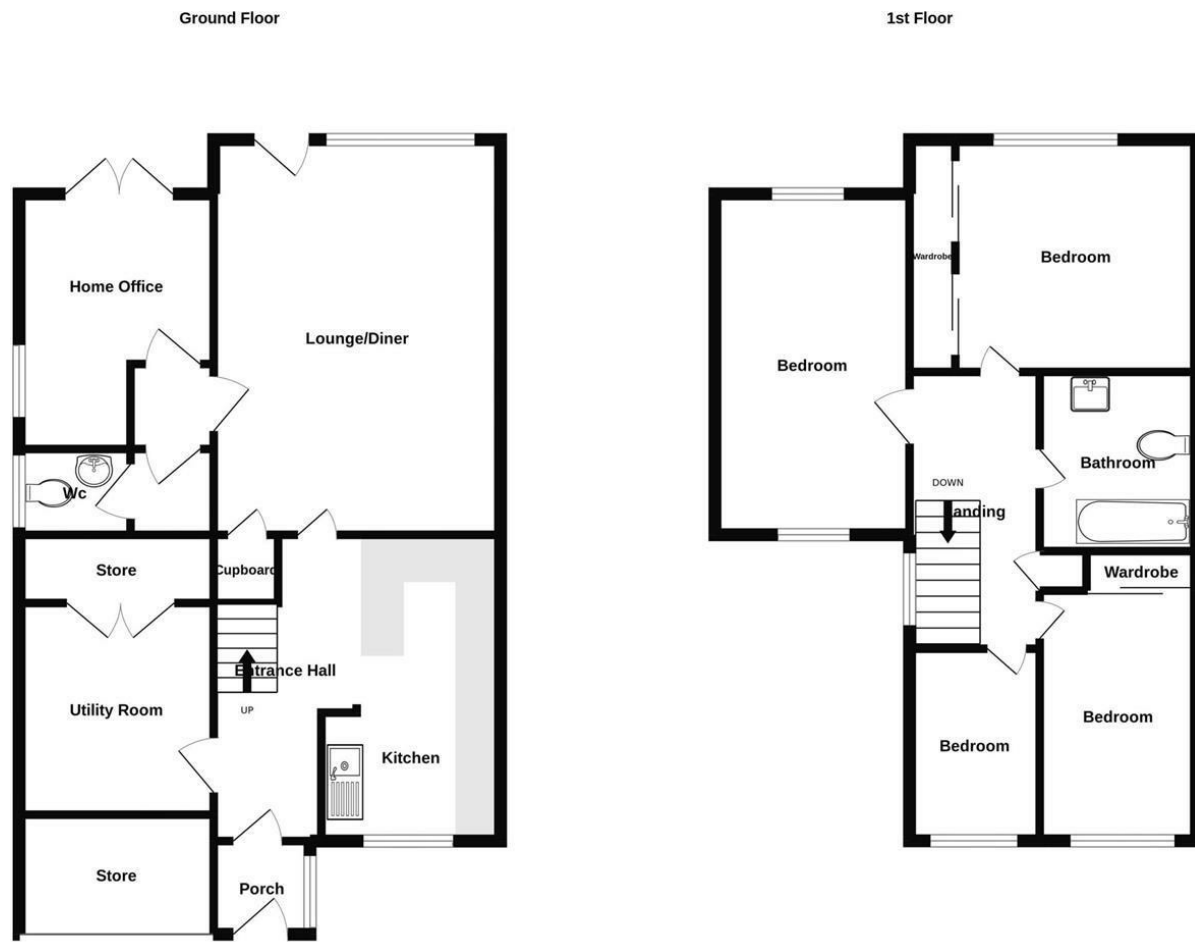


9 Lutley Mill Road, Halesowen, B63 4HX



Lutley Mill Road, Halesowen, B63 4hx

Measurements are approximate. Not to scale. Illustrative purposes only. Made with MetroPix ©2022



## 9 Lutley Mill Road, Halesowen



### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

A well presented and extended four bedroom semi-detached property in this most popular of locations for schools and local amenities. The property briefly comprises: porch, entrance hall, refitted kitchen, spacious lounge, lobby, study, downstairs wc, utility, four generously sized bedrooms to first floor alongside modern family bathroom. The property further benefits from: attractive private rear garden, driveway, double glazing and gas central heating. EXCELLENT OPTION FOR UPSIZERS. VIEWING HIGHLY RECOMMENDED. EPC: C

Offers Over £280,000 - Freehold

Hicks Hadley





**Porch**

With double glazing and door into:

**Entrance Hall**

With central heating radiator, stairs to first floor and access into:

**Refitted Kitchen 14' x 8'10 (max) (4.27m x 2.69m (max))**

Having matching wall and base units with worktops over, single sink unit, gas hob, extractor chimney, double oven, integrated fridge freezer, plumbing for dishwasher and double glazed window to front elevation.

**Spacious Lounge 18'1 x 13'2 (max) (5.51m x 4.01m (max))**

With under stairs storage cupboard, double glazed door to rear elevation and door into:

**Lobby**

With doors into:

**Downstairs WC**

With vertical radiator, low flush wc, wash hand basin and double glazed window to side elevation.

**Study 12'7 x 7'6 (max) (3.84m x 2.29m (max))**

With central heating radiator, double glazed door to rear elevation and obscured double glazed window to side elevation.

**Utility Room 9'3 x 8'3 (2.82m x 2.51m)**

With storage cupboard, plumbing for automatic washing machine and wall mounted boiler.

**Landing**

With obscured double glazed window to side elevation, loft hatch and doors into:

**Bedroom One 11'2 x 10'7 (max) (3.40m x 3.23m (max))**

With fitted wardrobes, double glazed window to rear elevation and door into:

**Ensuite**

With shower cubicle, vanity wash hand basin, ceramic tiling and low flush wc.

**Bedroom Two 11'11 x 6'11 (3.63m x 2.11m)**

With fitted wardrobes and double glazed window to front elevation.

**Bedroom Three 15'6 x 7'7 (4.72m x 2.31m)**

Having central heating radiator and double glazed windows to front and rear elevation.



**Bedroom Four 9'2 x 6' (2.79m x 1.83m)**

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

**Family Bathroom 7'1 x 6'10 (max) (2.16m x 2.08m (max))**

Having panel bath with shower over, pedestal wash hand basin, heated towel rail, low flush wc and built in cupboard.

**Garage Fronted Store**

Storage space with up and over garage door front.

**Outside**

Front: With driveway leading to front door.



Rear: With patio, steps up to right hand side with adjacent pond and workshop with further decked seating area to the top.

**Agents Note**

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

**COUNCIL TAX BAND: D**

All main services are connected.

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

