

33 Hillwood Road, Halesowen, B62 8NQ

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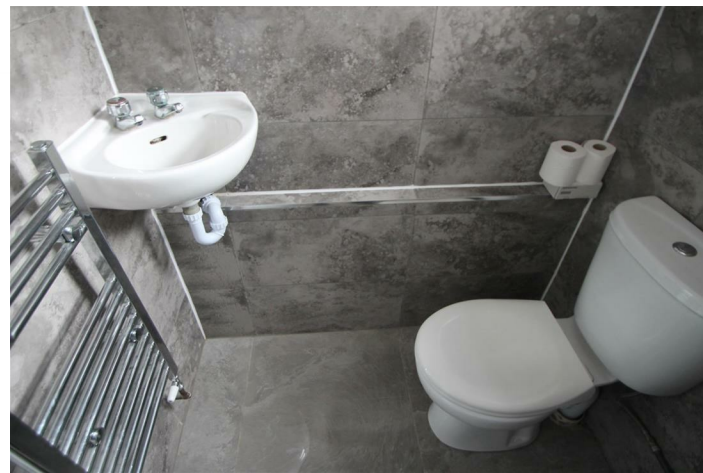


Total Area: 72.6 m<sup>2</sup> ... 781 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## 33 Hillwood Road, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

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<https://www.hickshadley.com>

**\*\*CALLING ALL INVESTORS 6.5% YIELD @ £925 PCM\*\***

Beautifully renovated and modernised three bedroom property in this excellent location for access to transport links and all local amenities. The property briefly comprises: porch, refitted downstairs wc, reception hall with under stairs storage, refitted kitchen, spacious lounge, three generously sized bedrooms and refitted shower room to the first floor. The property further benefits from: driveway, superb views to the rear, gas central heating and double glazing. GREAT OPTION FOR FIRST TIME BUYERS AND LANDLORDS. EPC: C

**Offers In The Region Of £170,000 - Freehold**

**Hicks Hadley**





#### Porch

With spotlight, obscured double glazing to side elevation, tiled flooring and door into:

#### Refitted Downstairs WC

With low flush wc, corner wash hand basin, heated towel rail, ceramic tiling and obscured double glazed window to side elevation.

#### Reception Hall

With central heating radiator, spotlights, under stairs storage, doors into:

#### Refitted Kitchen 12'3 x 8'6 (3.73m x 2.59m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, gas hob with extractor chimney over, space for fridge freezer, plumbing for automatic washing machine, space for dryer, spotlights, tiled flooring and double glazed window to front elevation.

#### Spacious Lounge 14'9 x 11'3 (max) (4.50m x 3.43m (max))

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

#### Landing

With spotlights, loft hatch and doors into:

#### Bedroom One 15'1 x 8'7 (4.60m x 2.62m)

With spotlights, storage cupboard, central heating radiator and double glazed window to rear elevation.

#### Bedroom Two 11'3 x 5'8 (3.43m x 1.73m)

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

#### Bedroom Three 8'8 x 8'7 (max) (2.64m x 2.62m (max))

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

#### Refitted Shower Room

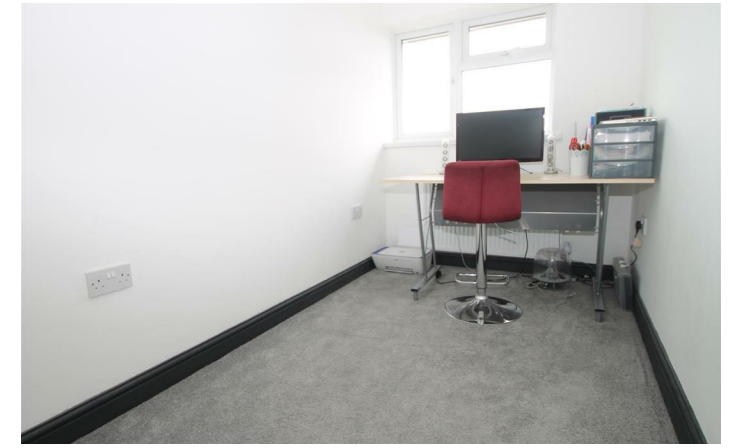
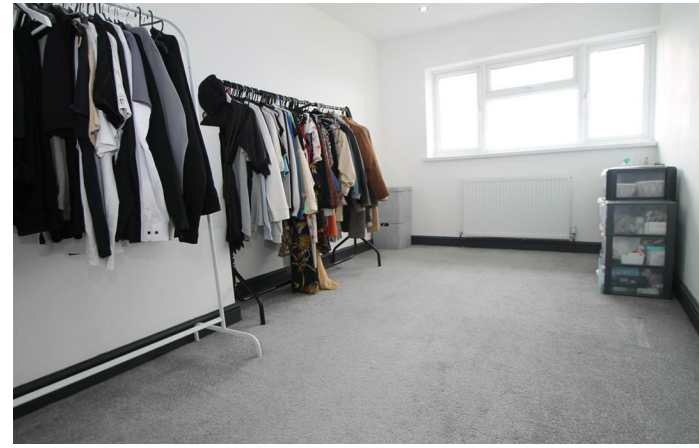
With large shower cubicle, low flush wc, wall mounted wash hand basin, ceramic tiling, central heating radiator and obscured double glazed window to front elevation

#### Outside

With gated driveway to the front.

#### Agents Note

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



#### COUNCIL TAX BAND: A

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

This property has no rear garden.

