

51 Long Mynd, Halesowen, B63 1HZ



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Hicks Hadley

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A STUNNING PROPERTY IN A DESIRABLE LOCATION ** WITH NO UPWARD CHAIN** GROUND FLOOR W.C ** AMENITIES GALORE ** WITHIN PROXIMITY FOR MOTORWAY LINKS ** MODERN FAMILY RESIDENCE OFFERING FOUR BEDROOMS (Fourth converted garage) WITH CONSERVATORY, SOLAR PANELS , REFITTED KITCHEN/DINER WITH OPEN PLAN FAMILY LOUNGE. TO THE FRONT APPROACH THERE IS AN AMPLE DRIVEWAY - WITH A LARGE FAMILY REAR GARDEN .SITUATED WITHIN A CUL DE SAC . CALL HICKS HADLEY TO BOOK YOUR VIEWING ARRANGEMENT.

Hicks Hadley

Offers Over £340,000 - Freehold



Front Approach

Semi detached property with two front elevation bay windows on the ground floor with a garage conversion (bedroom four)
Tarmac driveway with ample parking for two cars.

Hallway

Fitted with a modern double glazed 3 glass panel composite front door with 2 point locking system.
Luxury vinyl tiled floor throughout. Pendant lighting fitted.

Lounge 14'9" I shape (4.50m I shape)

L Shape , open plan lounge and extended front elevation bay window. Luxury vinyl tiles fitted through the ground floor. Gas central heating with one radiator on the side wall. Pendant light fitted central.

Kitchen/Diner 18'5" x 8'6" (5.61m x 2.59m)

A modern grey gloss kitchen fitted with 'soft close' cupboard doors and an integrated gas hob, separate oven and grill. Integrated Fridge/Freezer, with integrated dishwasher ,integrated washing machine and tumble dryer. Glass splash back over hob.
Gas radiator fitted to side elevation wall, Two pendant lights fitted in the dining area. Spotlights to kitchen ceiling .
Luxury vinyl tiles to floor . Rear elevation double glazed window fitted about the one and a half bowl sink/ drainer with mixer tap.

Conservatory 9'1" x 10" (2.77m x 3.05m)

Tiled flooring with a electric wall mounted heater. French doors from the kitchen / diner with french doors accessing the rear garden.
Glass roof with pendant light .

W.C

Modern interior. Sink with fitted vanity drawer underneath. Extractor fitted to side elevation.

Landing

Radiator fitted . Frosted double glazed window to the side elevation. Large storage cupboard with entrance to loft hatch. Accessing Bedrooms and family shower room

Master bedroom 14'6" x 9'9" (4.42m x 2.97m)

Of a good size, situated to the front elevation and double glazed window with central heating radiator, central pendant ceiling light.



Bedroom Two 9'9" x 9'2" (2.97m x 2.79m)

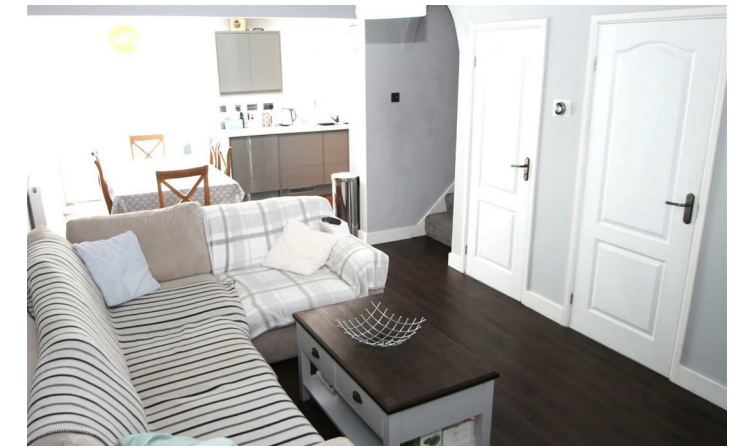
Rear elevation double glazed window. Radiator , central pendant light fitted.

Bedroom Three 8'6" x 8'5" (2.59m x 2.57m)

Front elevation double glazed window. radiator , central fitted pendant light.

Bedroom Four /Converted Garage 12'1" x 7'1" (3.68m x 2.16m)

Large modern bay window on front elevation, Central pendant light fitted. Gas powered radiator underneath bay window. Wall mounted cupboard space with fuse box for electric and solar panels. Cupboard space with fitted combi boiler and gas meter box.



Rear Garden

Patio area leading onto the side of the property to the side entrance gate. Turf laid. Mature pine tree central to the garden. Concrete base at the end of the garden with a large summer house built on.

Tenure/Council tax FH

We have been advised by the current owner that the property is Freehold , if you wish you can verify this via your solicitor .

Council tax banding is C .

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:D

