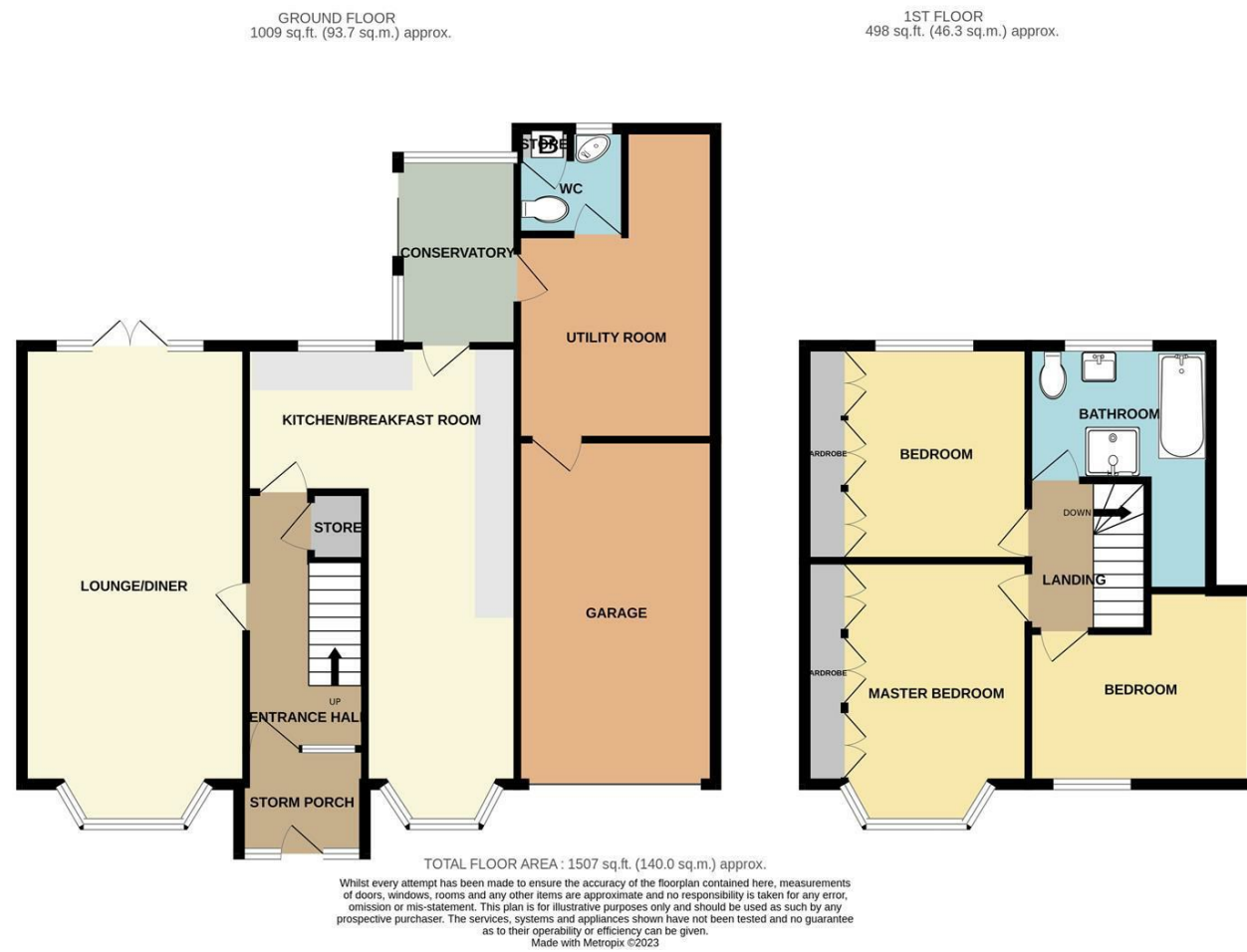


Thornhill Road, Halesowen, West Midlands, B63 1AU



Thornhill Road, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

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****EXCELLENT OPTION FOR UPSIZERS****

Superbly presented, extended three bedroom semi-detached Mucklow property on a long and wide plot in this most popular of locations for schools and all local amenities. The property benefits from extra-width garage to side of the property with significant extension to the rear of it and huge potential for further extensions subject to planning permission. The property further benefits from long private rear garden, impressive views and driveway for several cars. **VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC- C**

£380,000 - Freehold

Hicks Hadley



Large Porch

With double glazed composite front door, spotlights and door into:

Reception Hall

With central heating radiator, double glazing to front elevation, walk in storage cupboard, storage drawers, stairs to first floor and doors into:

Spacious Open Plan Lounge/Diner 24'9 x 11'4 (max) (7.54m x 3.45m (max))

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

'L' Shaped Open Plan Breakfast Kitchen 22'2 x 11'4 (max) (6.76m x 3.45m (max))

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, two Neff ovens with microwave, five ring gas hob, extractor chimney over, space for fridge freezer, integrated dishwasher, ceramic tiling, two central heating radiators, double glazed window to front elevation, double glazed window to rear elevation and door into:

Conservatory

With double glazed patio door to side elevation, double glazing to side and rear elevation and door into:

Utility Room 15'6 x 9'9 (max) (4.72m x 2.97m (max))

Having plumbing for automatic washing machine, space for dryer, worktop over, central heating radiator and door into:

Downstairs WC

With low flush wc, central heating radiator, storage cupboard and obscured double glazed window to rear elevation.

Landing

With loft hatch and doors into:

Bedroom One 13'5 x 9'7 (4.09m x 2.92m)

With integrated drawers, integrated wardrobes, central heating radiator and double glazed bay window to front elevation.

Bedroom Two 11' x 9'3 (max) (3.35m x 2.82m (max))

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

Bedroom Three 11'9 x 9' (max) (3.58m x 2.74m (max))

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



'L' Shaped Bathroom 12'3 x 9'2 (max) (3.73m x 2.79m (max))

Having suite to include: corner shower cubicle, bath with central mixer taps, low flush wc, pedestal wash hand basin, ceramic tiling, central heating radiator and obscured double glazed window to rear elevation.

Extra Width Garage 18'6 x 10'3 (5.64m x 3.12m)

With electric roller shutter door.

Outside

Front: With landscaped garden to the side and large driveway leading to porch and garage doors.

Rear: Having block paved patio with superb views leading to central steps down to multi-faceted, long and wide, tiered garden to include decked central section with seating area, bar/summerhouse and lower lawn areas with attractive shrubbery.



Agents Note

COUNCIL TAX BAND: D

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

All main services are connected.

Broadband/Mobile coverage- please check on link- <http://checker.ofcom.org.uk/en-gb/broadband-coverage> EPC:C

