

61b Hurst Green Road, Halesowen, B62 9PT



Floor Plan for
illustration
purposes only

Not to Scale.




61b Hurst Green Road, Halesowen



Hicks Hadley

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****NO UPWARD CHAIN****

A well presented, modern two bedroom detached bungalow in this quiet sought after location suitable for all local amenities. The property briefly comprises: impressive fitted kitchen with space for dining, spacious lounge, master bedroom with ensuite shower room, second double bedroom and bathroom. The property further benefits from: long separate semi-detached garage, driveway and large private rear garden. STILL IN NHBC WARRANTY PERIOD. SUPERB OPTION FOR DOWNSIZERS. EARLY VIEWING HIGHLY RECOMMENDED. EPC: C

Hicks Hadley

Offers In Excess Of £325,000 - Freehold



Entrance Hall

With loft hatch, alarm and doors into:

Spacious Lounge 13'8 x 12'9 (4.17m x 3.89m)

With central heating radiator, feature fireplace, electric fire, double glazed patio doors into garden and door into:

Kitchen/Diner 11'6 x 11' (max) (3.51m x 3.35m (max))

Having matching wall and base units with worktops over, integrated oven, electric hob, extractor chimney, one and a half bowl drainer sink unit, plumbing for automatic washing machine, integrated fridge freezer, integrated dishwasher, spotlights, double glazed window to rear elevation and double glazed door into garden.



Bedroom One 12'7 x 10'9 (max) (3.84m x 3.28m (max))

With central heating radiator, integrated wardrobe, double glazed window to front elevation and door into:

Ensuite Shower Room

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

Bedroom Two 10'6 x 8'8 (3.20m x 2.64m)

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

Bathroom 6'3 x 5'4 (1.91m x 1.63m)

Having panel bath, pedestal wash hand basin, low flush wc, heated towel rail, spotlights and ceramic tiling.

Semi-Detached Long Garage 19'6 x 9'7 (5.94m x 2.92m)

Situated to the front and side of the property with up and over door, land in front for further parking and double glazed door to side elevation.

Outside

Front: Having driveway to the left hand side leading to the front door and adjacent area with shrubbery and paving.

Rear: With patio area leading to lawn with border pathways to the side and trees at the rear.



Agents Note

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

COUNCIL TAX BAND: D

Vendor Note

We have been informed by our vendor that the property is still within it's NHBC new build warranty period.

