

8 Summer Hill, Halesowen, B63 3BU



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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8 Summer Hill, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

https://www.hickshadley.com

***PERFECT PROPERTY FOR FIRST TIME BUYERS AND INVESTORS**
Located in a well established residential address located within walking distance to Halesowen town centre and transport links. This two bedroom mid terraced, three storey home benefits from its timeless traditional character features. The property comprises of an entrance hallway, two reception rooms, great size cellar, a well proportioned kitchen with ample unit space, two double bedrooms, family bathroom with a separate toilet and a low maintenance garden to rear.

Offers Over £175,000 - Freehold



Entrance Hallway 3'5" x 3'2" (1.04m x 0.97m)
Composite front door fitted with an internal door leading into the reception room.

Reception One 11'8" x 11'7" (3.56m x 3.53m)
Radiator fitted to the inside elevation, Wooden style flooring fitted throughout. Double glazed window fitted to front elevation. Fireplace fitted to chimney breast.

Reception Two 11'8" x 11'3" (3.56m x 3.43m)
Wooden style flooring throughout, radiator fitted to inside elevation. Internal door leading to kitchen. fireplace fitted central to room. internal door leading down to large cellar also door leading to stairs onto first floor.

Kitchen 15'5" x 8'3" (4.70m x 2.51m)
External door half glass panel leading to side of the property. Vinyl style flooring throughout kitchen. Patio style door to the rear garden. wall and base unit fitted either side of kitchen. One and a half bowl sink fitted with mixer tap. Spot lights fitted to the ceiling. Oven, Gas hob and extractor fitted. Boiler fitted to rear elevation corner wall space. Spaces for appliance spaces.

Bedroom One 15'7" x 15'3" max (4.75m x 4.65m max)
A spacious double bedroom on the third floor. Velux style window fitted to the rear elevation. Sloping ceilings to either side. Storage space to rear elevation. Radiator fitted to side elevation.

Bedroom Two 15'0" x 11'6" (4.57m x 3.51m)
Two double glazed windows fitted to front elevation Radiator fitted to front elevation. Fire place feature fitted to side elevation.

Inner lobby 15'0" x 11'6" (4.57m x 3.51m)
Door leading from the inner hallway down to the cellar, Meter boxes are fitted.

AGENTS NOTES

COUNCIL TAX BAND B

We have been advised from the vendor that this property is freehold. Please confirm details with your solicitor.

All main services are connected.

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

EPC:E

Bathroom 11'3"x7'8" (3.43m x 2.34m)



Double glazed window fitted to rear elevation, Radiator fitted underneath window. Sink, Bathtub and separate shower cubicle fitted. Vinyl style flooring fitted. Toilet cubicle fitted next door to bathroom. Half height tiling throughout bathroom.

