

63 Highfield Crescent, Halesowen, B63 2BE




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### Hicks Hadley

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\*\*\*EXCELLENT OPTION FOR FIRST TIME BUYERS AND INVESTORS\*\*\*

\*\*CALLING ALL INVESTORS 6.4% YIELD @ £995 PCM\*\*

We welcome a well presented two bedroom mid terrace property in the most popular of locations for all local amenities. The property briefly comprises an entrance hallway with a composite front door through into a well sized reception room through into the kitchen/diner with ample base units and wall units. with two handy and spacious cupboard spaces into a W.C, Through to the access to a great sized garden with half slabbed area and the remaining turf. \*\*\*DO NOT MISS OUT, BOOK YOUR VIEWING NOW BY CALLING HICKS HADLEY ON 0121 585 6667\*\*\*

**Offers In The Region Of £185,000 - Freehold**

Hicks Hadley



**Entrance Hallway 4'4" x 3'8" (1.32m x 1.12m)**  
Composite front door with three glass panels, Gas central heating wall mounted behind door Ceiling light fixture.

**Reception Room 13'8" x 12'3" max (4.17m x 3.73m max)**

Bay style double glazed window, Gas central heating under window on front elevation. Gas feature fireplace. Laminate style flooring throughout reception room. Ceiling light fixture.

**Kitchen/Diner 11'9"9'0"max (3.58m2.74mmax)**

Gas hob, Ample space for fridge/freezer, washer. Gas central heating on inside elevation. double glazed window fitted to rear elevation looking onto large garden.



**W.C**

White sanitary ware and basin fitted, frosted glass double glazed window fitted to rear elevation. Ceiling light fixture fitted.

**Bedroom One 17'3" x 12'4" max (5.26m x 3.76m max)**

Two double glazed windows fitted to front elevation, Radiator fitted to side elevation, Ceiling light fixture.

**Bedroom Two 11'2"10'6" (3.40m3.20m)**

Double glazed window to rear elevation, gas central heating to inside elevation. ceiling light fixture.

**Family Bathroom**

Double glazed frosted glass window fitted to rear elevation white sanitary ware fitted, Basin and bathtub. Vinyl style flooring fitted throughout bathroom. Light fixture to ceiling.



**AGENTS NOTES**

We have been advised by our vendor this property is freehold and the council tax band is A, Please check all details with your solicitor. All main services are connected. Broadband/Mobile coverage- please check on link- //checker.ofcom.org.uk/en-gb/broadband-coverage  
EPC:D

