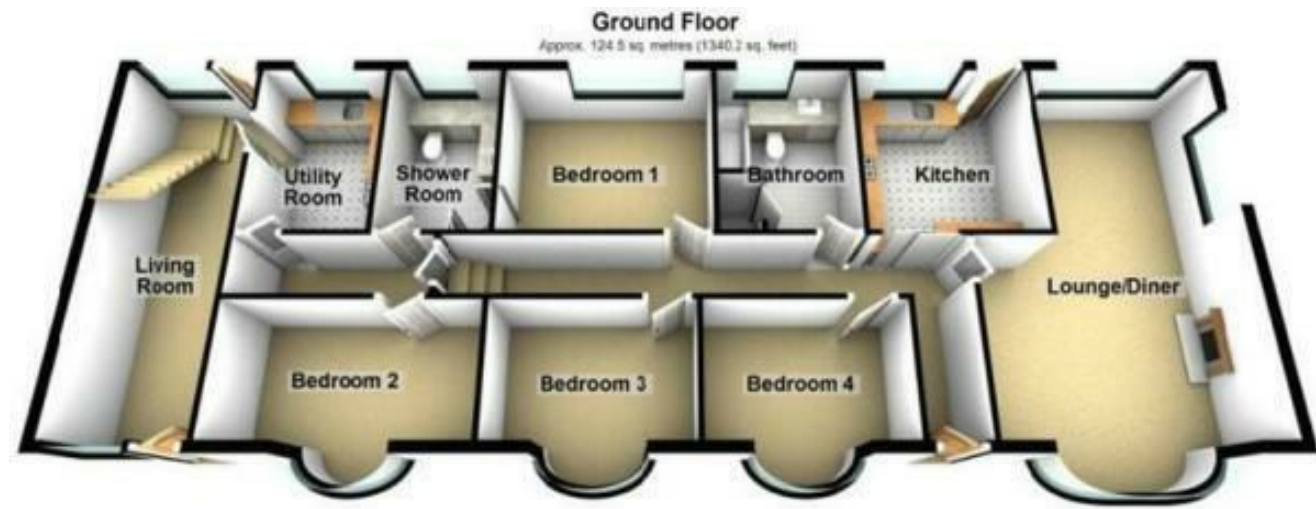


8 The Drive, Halesowen, B63 4NT



Total area: approx. 267.0 sq. metres (2873.5 sq. feet)



## 8 The Drive, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

**\*\*VERSATILE LAYOUT, VERY SPACIOUS, IDEAL FOR THOSE REQUIRING AN ANNEXE\*\***  
A superb extra wide and spacious detached four bedroom dormer bungalow in this most convenient yet secluded of locations; ideal for access to Halesowen town centre, schools and all local amenities. The property briefly comprises: long 'L' shaped entrance hall, multi-aspect open plan lounge/diner, refitted kitchen, refitted family bathroom, four good sized bedrooms, utility room, large shower room, long sitting room and impressive landing with study/office and upstairs bathroom in the dormer section. The property further benefits from: driveway, wide frontage, rear garden with raised patio, double glazing and gas central heating. A TRULY UNIQUE PROPERTY. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND STYLE OF THE PROPERTY. EPC: C

**Hicks Hadley**

**Offers In The Region Of £375,000 - Freehold**





**'L' shaped Entrance Hall**

With obscured double glazed front door, central heating radiator, loft hatch, alarm pad and doors into:

**Spacious Open Plan Multi-Aspect Lounge/Diner 22'8 x 14'10 (max) (6.91m x 4.52m (max))**

Having gas fire, feature fireplace and double glazed windows to front, side and rear elevation.

**Refitted Kitchen 9'11 x 9'10 (3.02m x 3.00m)**

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, five ring gas hob, extractor chimney, integrated double oven, plumbing for dishwasher, space for fridge/freezer, ceramic tiling, serving hatch, double glazed window to rear elevation and obscured double glazed door to rear.

**Refitted Family Bathroom 9'9 x 7'10 (2.97m x 2.39m)**

Having suite to include: panel bath with shower over, shower screen, vanity wash hand basin, low flush wc, storage cupboard, heated towel rail, ceramic tiling and obscured double glazed window to rear elevation.

**Bedroom One 11'10 x 9'10 (3.61m x 3.00m)**

With central heating radiator and triple glazed window to rear elevation.

**Bedroom Two 13'8 x 8'6 (max) (4.17m x 2.59m (max))**

With central heating radiator, storage cupboard and double glazed bay window to front elevation.

**Bedroom Three 10'11 x 8'11 (max) (3.33m x 2.72m (max))**

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

**Bedroom Four 10'10 x 8'9 (max) (3.30m x 2.67m (max))**

With central heating radiator and double glazed bay window to front elevation (currently used as a dining room).

**Shower Room 9'3 x 6'4 (2.82m x 1.93m)**

With walk in shower cubicle, vanity wash hand basin, low flush wc, ceramic tiling and obscured double glazed window to rear elevation.

**Utility Room 9'4 x 7'2 (2.84m x 2.18m)**

Having matching wall and base units with worktops over to incorporate single drainer sink unit, plumbing for a washing machine, wall mounted Worcester central heating boiler, space for dryer, space for further appliance, double glazed window to rear elevation and door into:

**Large Sitting Room 20'11 x 7'6 (6.38m x 2.29m)**

Having central heating radiator, double glazed windows to front and rear elevation, obscured double glazed front door and stairs to:



**Landing**

With central heating radiator, double glazed windows to front and rear elevation, space for storage and door into:

**Office/Study/Dressing Room 6'9 x 5'11 (2.06m x 1.80m)**

With central heating radiator, double glazed Velux style window to front elevation and door into:

**Upstairs Bathroom 6'8 x 5'11 (max) (2.03m x 1.80m (max))**

Having bath with central mixer tap, low flush wc, pedestal wash hand basin, central heating radiator, ceramic tiling and double glazed Velux style window to front elevation.

**Outside**

Front: With driveway to the right hand side, low level wall to the right hand front border, lawn and front age leading to two front entrance doors and side access leading to the rear.



Rear: With raised patio and pathway leading around to lawn at a lower level with wall and trees behind maintaining privacy.

**Agents Note**

COUNCIL TAX BAND: E

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

All mains services are connected.

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

