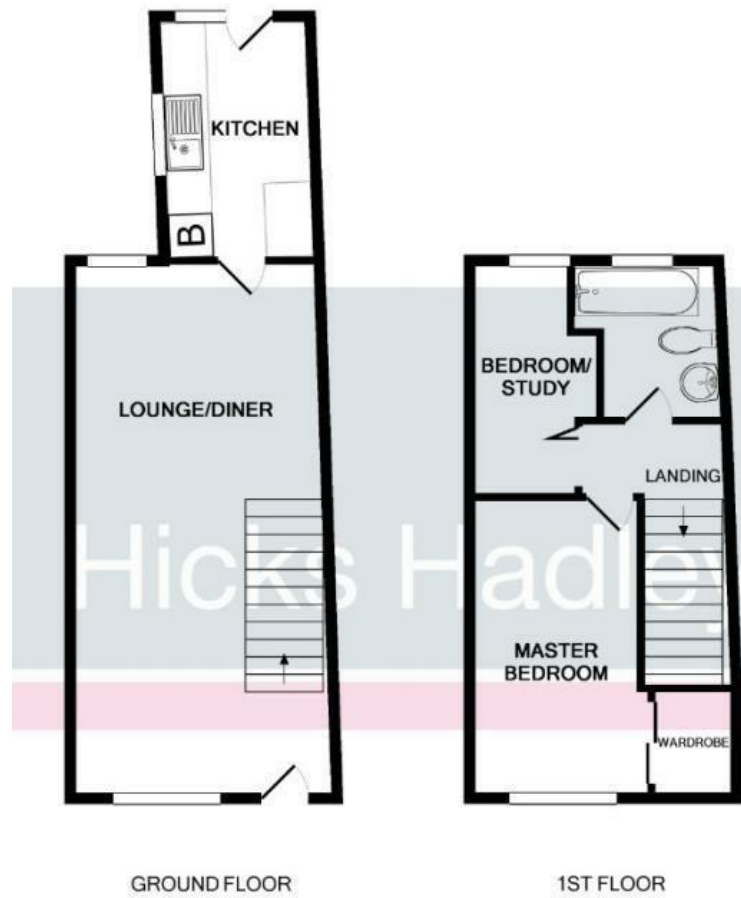


23 Furnace Hill, Halesowen, B63 3LY



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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23 Furnace Hill, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

**LOCATION LOCATION LOCATION **

Hicks Hadley welcome to the market a well presented cottage style two bedroom terraced property located central to Halesowen with excellent access to all local amenities, schools and transport links. The property further benefits from private good size garden. The property briefly comprises: open plan lounge and dining room, fitted kitchen, double bedroom with walk in wardrobe, single bedroom, family bathroom with shower over bath, private rear garden. The property further benefits from gas central heating and double glazing throughout. GREAT OPPORTUNITY FOR INVESTORS AND FIRST TIME BUYERS. VIEW NOW. EPC:-D

Hicks Hadley

Offers Over £135,000 - Freehold



Open Plan Lounge Diner 23'02" x 11'02" (Max) (7.06 x 3.40 (Max))

Composite door leading into a very light open plan living area with gas central heating radiator to the inside elevation in both the front reception and dining area. Pendant light fixture to the ceiling, Wooden effect vinyl style flooring throughout. Double glazing fitted to the front elevation and the rear elevation allowing sunlight from both side of the property, Stairs leading to the first floor, access through to the kitchen and through into the rear garden.

Dining Room 10'06" x 9'09" (3.20 x 2.97)

With laminate flooring, central heating radiator, double glazed window to rear elevation and access to the kitchen.

Kitchen 10'04" x 6'06" (3.15 x 1.98)

Having matching wall and base units with worktops over, single drainer sink, space for cooker, plumbing for automatic washing machine, space for fridge freezer, wall mounted boiler, ceramic tiling, double glazed window to side elevation and window to rear elevation.

Stairs and Landing

With loft hatch and doors into bedroom one and two and the family bathroom.

Bedroom One 12'09" x 7'02" (3.89 x 2.18)

With walk in wardrobe, central heating radiator and double glazed window to front elevation, Fitted pendant style light fixture to ceiling with added spot light style lighting to the side of the ceiling.

Bedroom Two 9'10" x 5'03" (3.00 x 1.60)

With central heating radiator and double glazed window to rear elevation, Pendant style light fixture to the ceiling.

House Bathroom 6'08" x 6'02" (2.03 x 1.88)

Having bath with wall mounted electric shower over, low flush wc, wall mounted wash hand basin, splash back tiling and obscured double glazed window to rear elevation.

Outside

The garden area is perfect for any family with a low maintenance private garden with patio area and a long lawn.

Agent Notes

Please note information has been provided by the vendor, Please confirm details with a chosen solicitor.



EPC :D

All main services are connected . (Gas/ Electric / Water)

Tenure Information :FREEHOLD

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

Any other Material Facts :TRADITIONAL BRICK AND BLOCK BUILD

Council Tax Band :B

