

83 Butchers Lane, Halesowen, B63 2RX



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Hicks Hadley

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****RENOVATED TO A HIGH STANDARD****

A superb, renovated, extended two bedroom semi-detached property in this popular and convenient location. The property briefly comprises: entrance hall, spacious lounge with log burner, impressive refitted kitchen/diner, downstairs wc/utility, two double bedrooms and refitted bathroom to first floor. The property further benefits from: private rear garden, attractive rear aspect, driveway, gas central heating and double glazing. EARLY VIEWING HIGHLY RECOMMENDED. EXCELLENT OPTION FOR FIRST TIME BUYERS. EPC: D

Offers In The Region Of £195,000 - Freehold

Hicks Hadley



Entrance Hall

With central heating radiator, spotlights, stairs to first floor and door into:

Spacious Lounge 13'6 x 11'6 (max) (4.11m x 3.51m (max))

With feature fireplace, log burner, central heating radiator, double glazed window to front elevation and door into:

Refitted Kitchen Diner 16'2 x 14'8 (max) (4.93m x 4.47m (max))

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated oven, electric hob, extractor chimney, integrated dishwasher, integrated fridge/freezer, spotlights, open access pantry, feature fireplace, two central heating radiators (one modern vertical style), two double glazed windows to side elevation (one in pantry), double glazed French doors to rear elevation and door into:

Downstairs WC/ Utility

With low flush wc, plumbing for automatic washing machine, sink unit, plumbing for automatic washing machine, central heating radiator and obscured double glazed window to rear elevation.

Landing

With obscured double glazed window to side elevation and doors into:

Bedroom One 11'8 x 11'6 (max) (3.56m x 3.51m (max))

Having walk in wardrobe housing wall mounted boiler, spotlights, central heating radiator and double glazed window to front elevation.

Bedroom Two 10'4 x 8'6 (3.15m x 2.59m)

With spotlights, central heating radiator, loft hatch and double glazed window to rear elevation.

Refitted Bathroom 7'5 x 5'9 (2.26m x 1.75m)

Having suite to include: 'P' shaped bath, shower over, shower screen, vanity wash hand basin, low flush wc, ceramic tiling, spotlights and obscured double glazed window to rear elevation.



Outside

Front: With block paved driveway leading to front door.

Rear: With patio area leading to lawn and views of attractive rear aspect.

Agents Note

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

COUNCIL TAX BAND: B

EPC: D

All mains services are connected.

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

