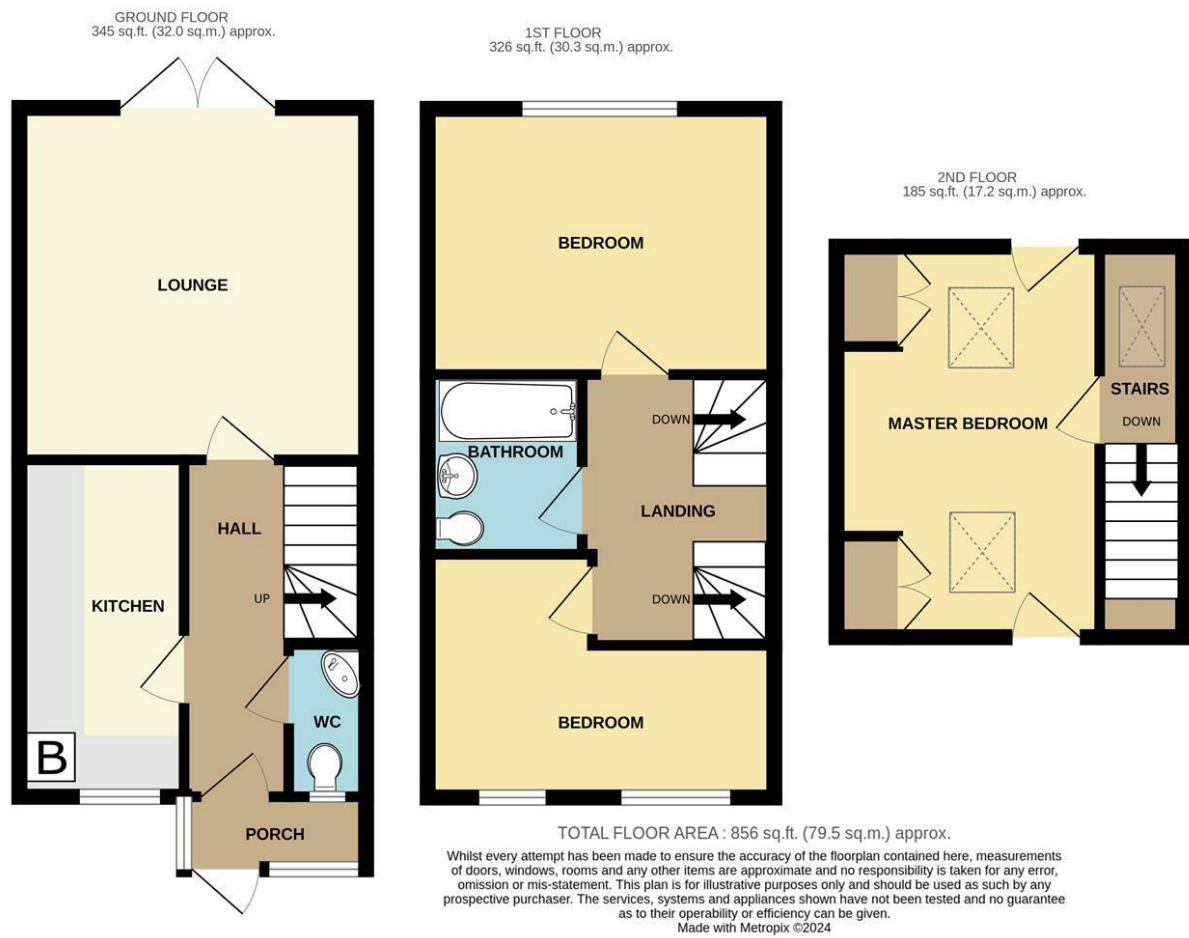


4b Compton Grove, Halesowen, B63 2EP



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Hicks Hadley

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****FANTASTIC INVESTMENT WITH A POTENTIAL RENTAL YIELD OF 6.4%****

We are delighted to welcome to the market this MOVE IN READY immaculately presented Three bedroom terraced property, Situated in the most popular of locations perfect for transport links, schools and shops. This property boasts move in ready accommodation with a large loft conversion allowing three great sized bedrooms. The property briefly comprises: Entrance porch with composite doors into the entrance hallway, kitchen, W.C into the lounge with patio doors with fitted awning over through to a low maintenance garden perfect for any family. On the first floor leading to two good sized bedrooms and a family bathroom, Leading to the second floor to the Master bedroom with three velux style windows and bespoke fitted wardrobes . Be the first to view with Hicks Hadley to book your viewing call us on 0121 585 6667

Offers In The Region Of £220,000 - Freehold



Porch

Light and airy space with two composite doors to the property. Tiled flooring and double glazing.

Entrance Hallway

Gas central heating fitted radiator, Access to the W.C, Kitchen and stairs leading to the first floor. Fitted with under stair cupboard space.

W.C

Double glazed window with privacy glass to the front elevation. With Radiator , ceiling light fixture, low level flush WC, with a corner wash hand basin .

Kitchen 12'4" x 5'8" (3.76m x 1.73m)

Double glazed window fitted to the front elevation. stainless steel sink with drainer. Boiler housed in the corner unit. Gas hob fitted, Integrated Fridge /Freezer, washing machine and integrated microwave with built in electric oven .Tiling effect splash back between wall units and base units. Light fixture to ceiling. Re fitted kitchen. Tiled style flooring.

Lounge 12'10" x 13'1" (3.91m x 3.99m)

Gas central heating radiator fitted. ceiling light fixture, wood effect flooring fitted throughout .Double glazed patio style doors leading to a low maintenance garden with fitted awning over patio area.

Bedroom One (Master Bedroom) 13'0" rhh x 6'8" rhh (3.96m rhh x 2.03m rhh)

This spacious loft conversion (is fitted with one velux window to the front elevation and one fitted to the rear elevation with far reaching views, Gas central heating radiator fitted, Bespoke fitted wardrobes. Ceiling spot lights fitted.

Bedroom Two 12'7" x 8'5" max (3.84m x 2.57m max)

Gas central heating radiator fitted to rear elevation, Double glazing fitted to rear elevation Ceiling light fixture.

Family Bathroom

Bath fitted with mixer taps and over head shower, Gas central heating, Partially tiled walls. Vinyl style flooring fitted, Ceiling light fixture.

Bedroom Three 12'6" x 9'6" max (3.81m x 2.90m max)

Gas central heating fitted, Two double glazed windows fitted to the front elevation. Ceiling light fixture.



AGENTS NOTES

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

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

Council Tax Band :B

EPC :TBC

Tenure Information :Freehold

Any other Material Facts :Shared access via the rear garden to take bins out.

Rear Garden

Great family space, With a low maintenance garden, fitted with artificial grass, large patio area with Gated access to rear.

