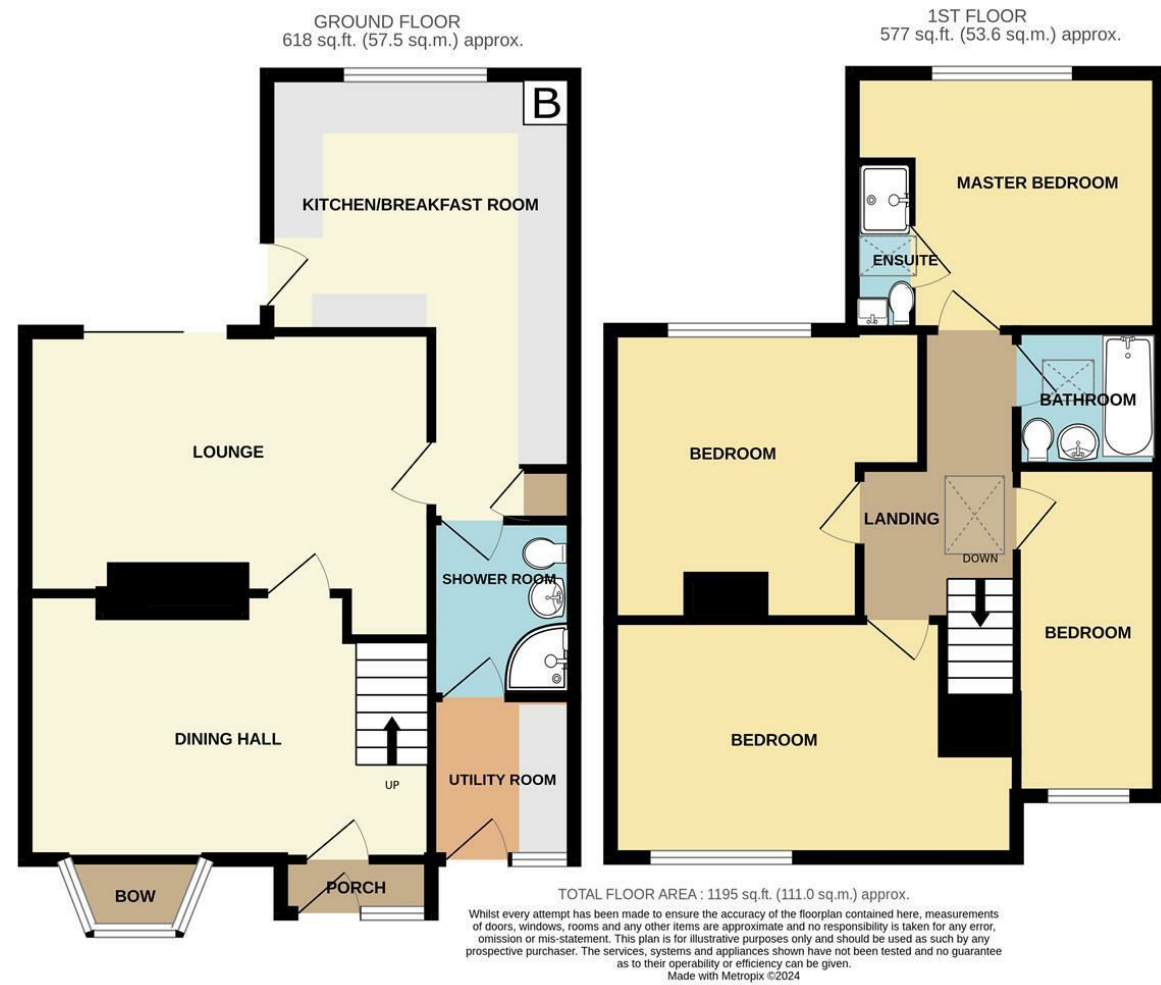
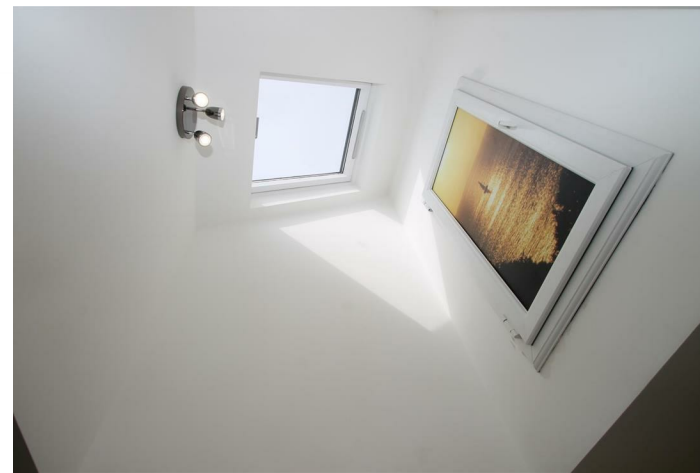


270 High Street, Brierley Hill, DY5 4JB



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Hicks Hadley

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****SUPERBLY REFURBISHED THROUGHOUT WITH NO UPWARD CHAIN****

Beautifully presented and recently refurbished throughout; this four bedroom semi-detached property with two storey extension is most conveniently located for schools, transport links and all local amenities to include Russells Hall Hospital. The property briefly comprises: porch, spacious dining room, lounge with patio doors into garden, stunning kitchen, impressive downstairs shower room and utility, four generously sized bedrooms to first floor, master having ensuite with Velux style window, feature landing with skylight and door into loft space and stylish bathroom. The property further benefits from: block paved driveway, private rear garden, superb far reaching views, electrical rewire completed in 2023, double glazing and gas central heating. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE COMPREHENSIVE REFURBISHMENT AND THE SIZE OF THE ACCOMODATION. EPC: TBA

Hicks Hadley

Offers Over £325,000 - Freehold



Porch

With double glazed front entrance door, double glazed window to front elevation and door into:

Dining Room 16'4 x 10'6 (max) (4.98m x 3.20m (max))

Having stairs to first floor, double glazed bay window to front elevation, central heating radiator, obscured double glazed front door and door into:

Spacious Lounge 16'4 x 10'6 (max) (4.98m x 3.20m (max))

With central heating radiator, double glazed patio door to rear elevation and door into:

Kitchen 18'1 x 12'4 (max) (5.51m x 3.76m (max))

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, electric hob, extractor over, integrated electric double oven, space for dishwasher, space for fridge/freezer, splash back tiling, storage cupboard, wall mounted boiler in cupboard, double glazed door into garden, double glazed window to rear elevation and door into:

Downstairs Shower Room 7'2 x 5'7 (2.18m x 1.70m)

With corner shower cubicle having wall mounted electric shower, ceramic tiling, low flush wc, vanity wash hand basin, heated towel rail and door into:

Utility 6'6 x 5'8 (1.98m x 1.73m)

Having matching wall and base unit with worktop over, single drainer sink unit, space for dryer, plumbing for automatic washing machine, central heating radiator, obscured double glazed window to front elevation and obscured double glazed door to front.

Landing

With central heating radiator, loft door, Velux style window over head and doors into:

Bedroom One 12'5 x 10'7 (max) (3.78m x 3.23m (max))

With central heating radiator, double glazed window to rear elevation and door into:

Ensuite Shower Room

With shower cubicle, Velux style window over head, ceramic tiling, low flush wc, wash hand basin and heated towel rail.

Bedroom Two 16'5 x 9'7 (max) (5.00m x 2.92m (max))

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

Bedroom Three 12'6 x 11'6 (max) (3.81m x 3.51m (max))

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



Bedroom Four 13'4 x 6'3 (max) (4.06m x 1.91m (max))

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

Bathroom

Having panel bath with shower over, vanity wash hand basin, low flush wc, ceramic tiling, heated towel rail and Velux style window over head.

Outside

Front: With block paved driveway leading to front entrance and access door into utility at the side.

Rear: With landscaped garden to include paved patio area leading down steps to lawn with border shrubbery and further patio area at the rear leading to back gate.



Agents Note

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

EPC: TBA

All mains services are connected.

COUNCIL TAX BAND: A

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

Vendor's Note

Our vendor informs us that the property was rewired in 2023.

