

147 Huntingtree Road, Halesowen, B63 4HS



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**Hicks Hadley**

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West Midlands  
B63 4PU

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An immaculately presented three bedroom semi-detached property in an excellent location for schools and all local amenities. The property briefly comprises: entrance hall, spacious lounge/diner with log burner, fitted kitchen, family bathroom and three generously sized bedrooms to the first floor. The property further benefits from: impressive private rear garden, block paved driveway for several cars and long garage. VIEWING ESSENTIAL TO APPRECIATE THE QUALITY OF THE ACCOMODATION. EPC: D

**Offers In The Region Of £320,000 - Freehold**

**Hicks Hadley**





#### Entrance Hall

With composite front door, central heating radiator, storage cupboard, stairs to first floor and doors into:

**Open Plan Living Area 28'10 x 24'11 (max) (8.79m x 7.59m (max))**

To include:

**Dining Room 11'10 x 10'9 (3.61m x 3.28m)**

With central heating radiator, double glazed window to front elevation and access into:

**Spacious Lounge 13'2 x 11'10 (max) (4.01m x 3.61m (max))**

With central heating radiator, double glazed sliding French doors into garden, impressive log burner and access into:



**Fitted Kitchen 9'6 x 6'10 (2.90m x 2.08m)**

Having matching wall and base units with worktops over to include one and a half drainer sink unit, space for cooker, extractor chimney over, space for fridge, plumbing for automatic washing machine, splash back tiling, double glazed window to rear elevation and door into garage.

#### Landing

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

**Bedroom One 13'2 x 10'10 (max) (4.01m x 3.30m (max))**

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

**Bedroom Two 10'10 x 10'10 (3.30m x 3.30m)**

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

**Bedroom Three 10'2 x 7'2 (max) (3.10m x 2.18m (max))**

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

**Bathroom 8'3 x 6'10 (2.51m x 2.08m)**

Having suite to include: panel bath with shower over, extra width vanity wash hand basin, low flush wc, wall mounted boiler, central heating radiator and double glazed windows to side and rear elevation.

**Garage 24'11 x 7'2 (7.59m x 2.18m)**

With space for dryer, space for fridge freezer and double glazed window to rear elevation.



#### Outside

Front: With block paved driveway leading to front door and garage door access.

Rear: With patio area and pathway leading to rear of the garden with adjacent lawns on either side and with intermittent mature shrubbery.

#### Agents Note

COUNCIL TAX BAND: C

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

All mains services are included.



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

EPC: D

#### Vendor's Note

Vendor informs us that the property was rewired in 2019.

