

14 Old Hawne Lane, Halesowen, B63 3SX




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### Hicks Hadley

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#### **\*\*SUPERB OPTION FOR FAMILIES\*\***

Spacious three bedroom end of terrace family home in this most popular of locations for schools, transport links and all local amenities to include excellent access to Halesowen Town Centre. The property briefly comprises: entrance hall, generously sized lounge, large fitted kitchen, wet room, impressive conservatory, rear lobby/lean to, three double bedrooms and modern refitted bathroom to first floor. The property further benefits from: gas central heating, double glazing, long private rear garden and driveway. VIEWING HIGHLY RECOMMENDED. EPC: D

**Asking Price £205,000 - Freehold**

**Hicks Hadley**



#### Entrance Hall

With central heating radiator, stairs to first floor, double glazed front door and door into:

#### Spacious Lounge 16'8 x 11'10 (max) (5.08m x 3.61m (max))

With storage cupboard, electric fire, central heating radiator, double glazed bay window to front elevation and door into:

#### Fitted Kitchen 13'7 x 9'5 (4.14m x 2.87m )

Having matching wall and base units with worktops over, single drainer sink unit, space for cooker, plumbing for automatic washing machine, space for fridge/freezer, double glazed window to rear elevation and doors into:

#### Wet Room 9'4 x 5'7 (2.84m x 1.70m)

With wall mounted shower, wall mounted wash hand basin, low flush wc, ceramic tiling, central heating radiator and obscured double glazed window to rear elevation.

#### Conservatory 11'2 x 7'9 (max) (3.40m x 2.36m (max))

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

#### Rear Lobby/Lean To 10'7 x 4'9 (max) (3.23m x 1.45m (max))

With double glazed door into garden and obscured double glazed door to front elevation.

#### Landing

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

#### Bedroom One 12' x 9'10 (max) (3.66m x 3.00m (max))

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

#### Bedroom Two 11'8 x 9' (3.56m x 2.74m)

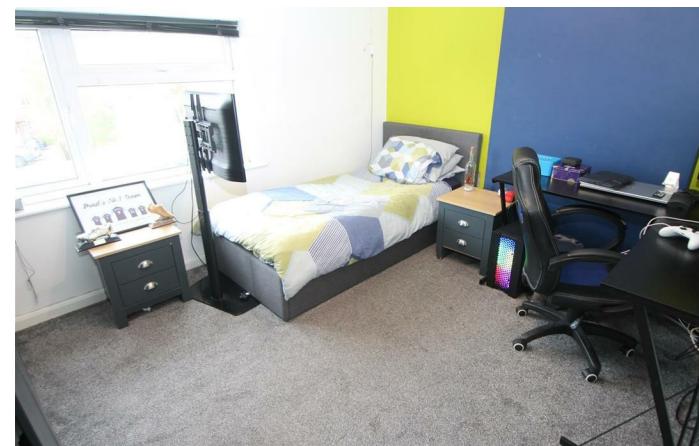
With integrated wardrobes, central heating radiator and double glazed window to rear elevation

#### Bedroom Three 9' x 8'7 (2.74m x 2.62m)

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

#### Bathroom 7'7 x 6'7 (2.31m x 2.01m)

Having panel bath, shower over, low flush wc, central heating radiator, wall mounter boiler in cupboard, heated towel rail and obscured double glazed window to front elevation.



#### Outside

Front: Having driveway with lawn to front elevation.

Rear: Having patio with pathway to the right hand side and adjacent lawn with further garden to the rear.

#### Agents Note

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

COUNCIL TAX BAND: B

All main 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)

EPC: D

