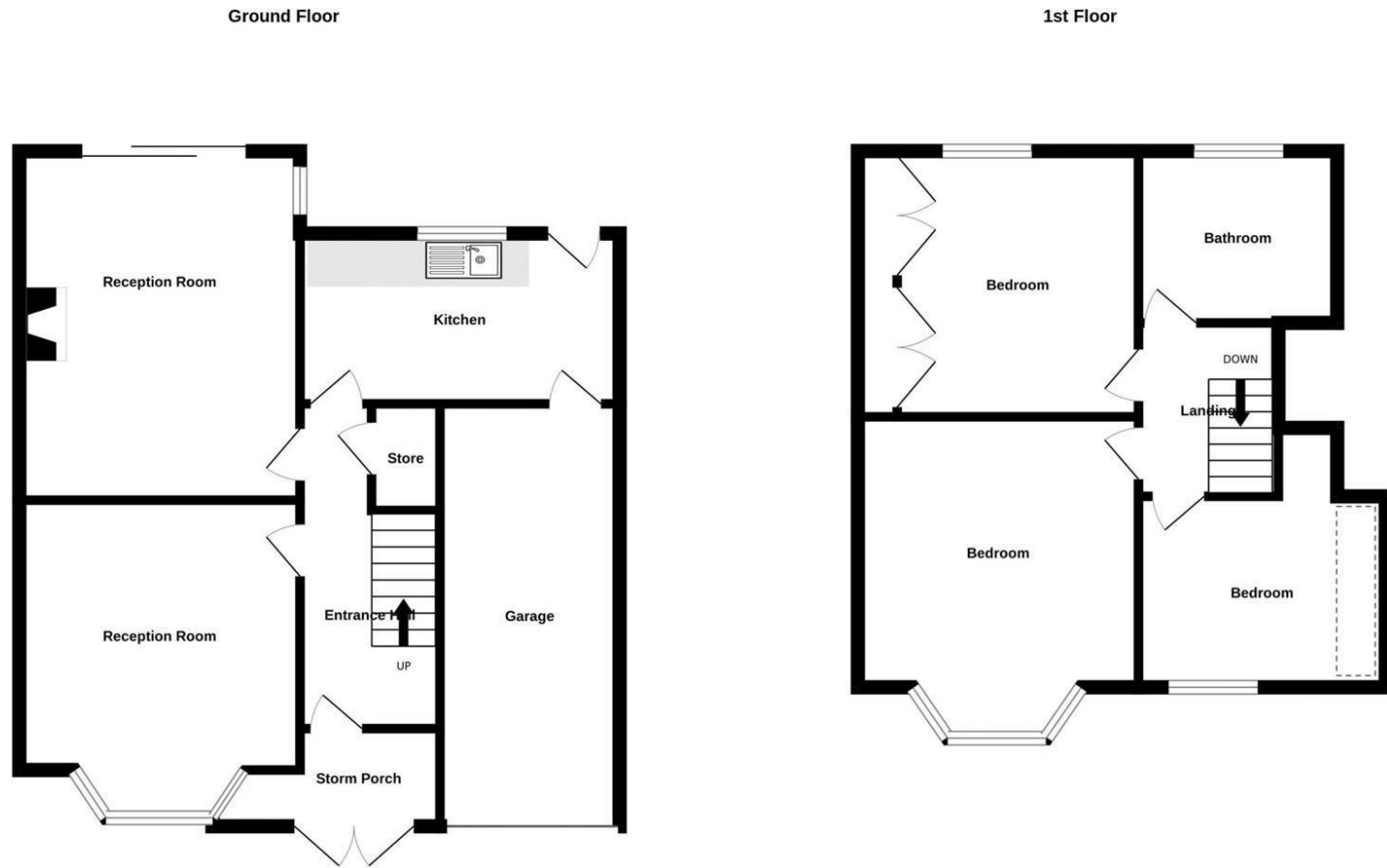


28 Thornhill Road, Halesowen, B63 1AU



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



## 28 Thornhill Road, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

**\*\*THE PERFECT FAMILY HOME FOR THOSE LOOKING TO UP SIZE\*\***

An excellent opportunity to purchase this beautifully presented three bedroom completely renovated semi-detached family home. Situated perfectly for local amenities, walking distance to great schools, shops and transport links. For those who like a view this property also sits near Clent hills countryside. The property briefly comprises: porch, reception hall, spacious lounge, separate dining room, fitted kitchen, three good sized bedrooms and wet room to first floor. The property further benefits from a good sized garage, a driveway for several cars and a large beautiful mature private rear garden with a patio area and added pond. Please note the property is still under going renovation and will soon have a refitted bathroom suite to match the modern home interior. VIEWING HIGHLY RECOMMENDED. EPC:C

**Offers Over £350,000 - Freehold**

**Hicks Hadley**





**Porch**

Fitted with double glazing and a composite front door.

**Entrance Hallway 13'9" x 5'7" (4.19m x 1.70m)**

Composite front door with patterned glass panel, Side double glazed glass panel allowing natural light into an already spacious space, Gas central heating fitted to the side elevation. Pendant style light fi

**Dining Room 11'4" x 10'9" (3.45m x 3.28m)**

Fitted with a three point light fixture to the ceiling, Gas central heating radiator to the side elevation wall, Bay style window fitted to the front elevation. This room gives a really light and airy feel to it.

**Lounge Room 18'4" x 11'4" (5.59m x 3.45m)**

Fitted with two, three point light fixtures to ceiling, Gas powered feature fire place, Gas central heating radiator fitted to the side elevation wall. Double glazing patio style doors with glass paneled leading to a large beautifully displayed rear garden. Double glazed window fitted to the side elevation wall.

**Kitchen 13'4" x 6'9" (4.06m x 2.06m)**

Tall chrome gs central heating radiator fitted to the inside elevation wall, Four point light fixture to ceiling, one and a half bowl sink fitted with mixer tap and drainer, space for washing machine and fridge freezer, integrated dishwasher fitted. Built in oven and ceramic hob re fitted kitchen with ample base unit and splash back up-stand. Double glazed large window fitted to rear elevation. Composite door leading to the rear garden.

**Landing 6'8" x 5'7" (2.03m x 1.70m)**

Two point light fixture to ceiling. access to three bedrooms and family bathroom.

**Bedroom One 11'4" x 10'9" (3.45m x 3.28m)**

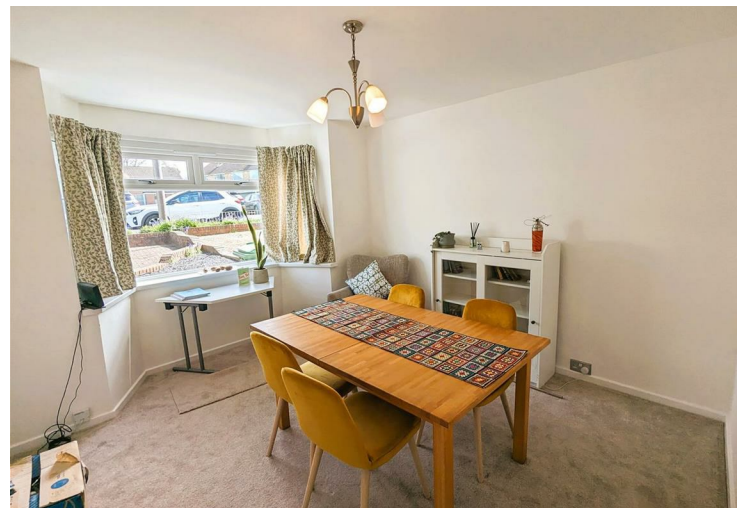
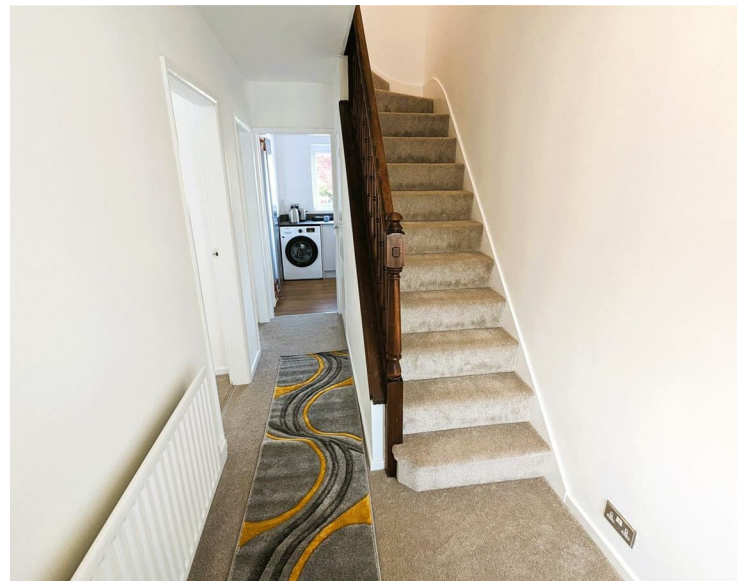
Gas central heating radiator fitted to the rear elevation, Double glazed window fitted to the rear elevation. Far reaching panoramic views over the beautiful countryside.

**Bedroom Two 11'3" x 10'9" (3.43m x 3.28m)**

Double glazed window fitted to the front elevation (bay style), Gas central heated radiator fitted to the front elevation. Pendant style light fixture to ceiling.

**Bedroom Three 9'9" max x 9'4" (2.97m max x 2.84m)**

Gas central heating wall mounted radiator fitted to the front elevation, Double glazed window to the front elevation, pendant style light fixture to ceiling. Sloping ceiling height.



**Family Bathroom 9'3" x 6'9" (2.82m x 2.06m)**

Ample built in unit space, built in sink, W.C, bidet, Electric shower cubicle. Privacy double glazing to the rear elevation. Sloping ceiling. Gas central heating radiator fitted to the side elevation wall.

**Agent 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 :C

EPC :C

Tenure Information :FREEHOLD

Any other Material Facts :Traditional build mucklow style.

