

174 Hagley Road, Halesowen, B63 1EA



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**Hicks Hadley**

13 Hagley Road  
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West Midlands  
B63 4PU

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A superb, extended, three bedroom semi-detached traditional character property in this most popular of locations for schools, motorway access and all local amenities. The property briefly comprises: entrance hall, with Minton flooring spacious lounge, sitting room, separate dining room, fitted kitchen with three skylights, utility, downstairs wc, three double bedrooms and large bathroom with separate shower to the first floor. The property further benefits from: driveway for several cars, long private rear garden, gas central heating and double glazing. GREAT OPTION FOR UPSIZERS. VIEWING HIGHLY RECOMMENDED. EPC: D

**Hicks Hadley**

**Offers Over £435,000 - Freehold**



**Entrance Hall**

With double glazed front door, Minton flooring, two storage cupboards, stairs to first floor and doors into:

**Sitting Room 14'4 x 12'1 (max) (4.37m x 3.68m (max))**

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

**Spacious Lounge 14'7 x 12' (max) (4.45m x 3.66m (max))**

With feature fireplace, space for log burner, central heating radiator and double glazed French doors to rear elevation.

**Dining Room 10'3 x 9'7 (max) (3.12m x 2.92m (max))**

With central heating radiator, space for log burner, double glazed window to rear elevation and door into:

**Fitted Kitchen 14'7 x 6' (4.45m x 1.83m)**

Having matching wall and base units with worktops over, three Velux style windows, Rangemaster cooker, Rangemaster (extra width) extractor over, Belfast sink, modern vertical central heating radiator, space for fridge freezer, double glazed French doors to side elevation and door into:

**Utility 7'1 x 6'6 (max) (2.16m x 1.98m (max))**

With plumbing for automatic washing machine, spotlights, double glazed door into garden and door into:

**Downstairs WC**

With low flush wc.

**Landing**

With obscured double glazed window to front elevation and doors into:

**Bedroom One 14'9 x 11'1 (max) (4.50m x 3.38m (max))**

With integrated wardrobes, central heating radiator and double glazed bay window to front elevation.

**Bedroom Two 12'8 x 12'1 (max) (3.86m x 3.68m (max))**

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

**Bedroom Three 9'8 x 9'7 (max) (2.95m x 2.92m (max))**

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



**Bathroom 12'5 x 7' (3.78m x 2.13m)**

Having bath, separate shower cubicle, low flush wc, pedestal wash hand basin, ceramic tiling, central heating radiator, loft hatch and obscured double glazed window to front elevation.

**Garage**

Offering storage

**Outside**

Front: With large driveway having block paved left hand section and right hand section with gravel leading on to garden area prior to the front door.

Rear: With long garden offering sectional areas to include paved patio, lawn, stepping stone pathway to the left hand side, varied shrubbery and pond feature to the rear.



**Agents Note**

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

EPC: D

Council tax band: E

All mains 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)

