

438 Hagley Road, Halesowen, B63 4JS



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**Hicks Hadley**

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 <https://www.hickshadley.com>

UNEXPECTEDLY BACK ON THE MARKET THROUGH NO FAULT OF THE PROPERTY - A fantastic three bedroom semi-detached family home in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: large porch, wide reception hall, separate dining room, spacious lounge, impressive conservatory, utility, well appointed fitted kitchen, three generously sized bedrooms and large dual aspect family bathroom to first floor. The property further benefits from: gas central heating, double glazing, superb views, attractive private rear garden and driveway for off road parking. VIEWING RECOMMEND TO APPRECIATE THE SIZE AND STYLE OF THE ACCOMODATION. GREAT FOR UPSIZERS. EPC: D

**Offers Over £325,000 - Freehold**

**Hicks Hadley**





**Porch**

With double glazing to front and side elevation and door into:

**Reception Hall**

With central heating radiator, spotlights, stairs to first floor and door into:

**Downstairs WC**

With low flush wc, pedestal wash hand basin, tiled flooring, splash back tiling and obscured double glazed window to side elevation.

**Dining Room 12' x 11'9 (max) (3.66m x 3.58m (max))**

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

**Spacious Lounge 13'5 x 12' (4.09m x 3.66m)**

With feature fireplace, open fire, central heating radiator and open access into:

**Conservatory 15'6 x 10'3 (max) (4.72m x 3.12m (max))**

With double glazing to rear elevation, double glazed French doors into garden, circular side window, door into kitchen and door into:

**Utility**

Having wall mounted boiler, plumbing for automatic washing machine and double glazed window to rear elevation.

**Dual Aspect Fitted Kitchen 17'6 x 8'5 (max) (5.33m x 2.57m (max))**

Having matching wall and base units with worktops over, extra width range style cooker, extra width extractor over, Belfast sink, integrated dishwasher, integrated fridge/freezer, spotlights, tiled flooring, splash back tiling, obscured double glazed window to side elevation and double glazed window to rear elevation.

**Landing**

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

**Bedroom One 13'6 x 12' (max) (4.11m x 3.66m (max))**

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

**Bedroom Two 12' x 12' (max) (3.66m x 3.66m (max))**

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

**Bedroom Three 8'9 x 7'9 (max) (2.67m x 2.36m (max))**

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



**Dual Aspect Bathroom 10'4 x 7'9 (3.15m x 2.36m)**

Having free standing bath with central mixer tap, large walk in shower cubicle, low flush wc, pedestal wash hand basin, heated towel rail, spotlights, two obscured double glazed windows to rear elevation and double glazed window to side elevation.

**Outside**

Front: With driveway leading to electric car charge point and gate to the rear accessible via the left hand side and shrubbery to the right hand side with adjacent steps up to front entrance.

Rear: With decked patio area and adjacent paved patio area reaching around to the back gate and with large lawn having mature border shrubbery.

**Agents Note**



**COUNCIL TAX BAND: C**

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

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:

