

94 Hamilton Avenue, Halesowen, B62 8SJ



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Hicks Hadley

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A superbly presented three bedroom semi-detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: large porch, open plan 'L' shaped lounge/diner, impressive conservatory, fitted kitchen, three generously sized bedrooms and refitted shower room with separate refitted wc to first floor. The property further benefits from: garage, block paved driveway, gas central heating, double glazing and attractive low maintenance private rear garden. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

Offers In The Region Of £295,000 - Freehold



Large Porch

With central heating radiator, double glazing to front elevation, cloak cupboard, door into garage and door into:

Open Plan 'L' Shaped Lounge/Diner 23'2 x 16'8 (max) (7.06m x 5.08m (max))

To include:

Dining Room 11'7 x 8'9 (max) (3.53m x 2.67m (max))

With central heating radiator, obscured glazing to front elevation, door into kitchen, stairs to first floor and open access into:

Spacious Lounge 16'8 x 10'9 (5.08m x 3.28m)

With central heating radiator, double glazed window to rear elevation and double glazed patio door into:

Conservatory 14'9" x 7'1" (4.51 x 2.16)

With double glazing to rear elevation and double glazed French doors on to patio.

Fitted Kitchen 11'9" x 7'4" (max) (3.58m x 2.24m (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, gas hob, extractor chimney over, integrated oven, plumbing for automatic washing machine, plumbing for dishwasher, pantry, ceramic tiling, double glazed window to side elevation and obscured double glazed door into garden.

Landing

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

Bedroom One 14'0" x 8'10" (4.29 x 2.71)

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

Bedroom Two 11'0" x 10'1" (3.37 x 3.08)

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

Bedroom Three 9'10" x 7'5" (3.01 x 2.27)

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

Refitted Shower Room

Having corner shower cubicle, corner wash hand basin, storage cupboard, ceramic tiling and obscured double glazed window to rear elevation.



Separate Refitted WC

With low flush wc, ceramic tiling and obscured double glazed window to side elevation.

Garage 16'7" x 7'4" (5.06 x 2.26)

With up and over door.

Outside

Front: With block paved driveway and border shrubbery leading to side gate, garage entrance and front door.

Rear: With patio area reaching around to side gate and raised garden with shallow tiering having low level walls, dual level artificial turf and border shrubbery.

Agents Note



COUNCIL TAX BAND: D

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: D