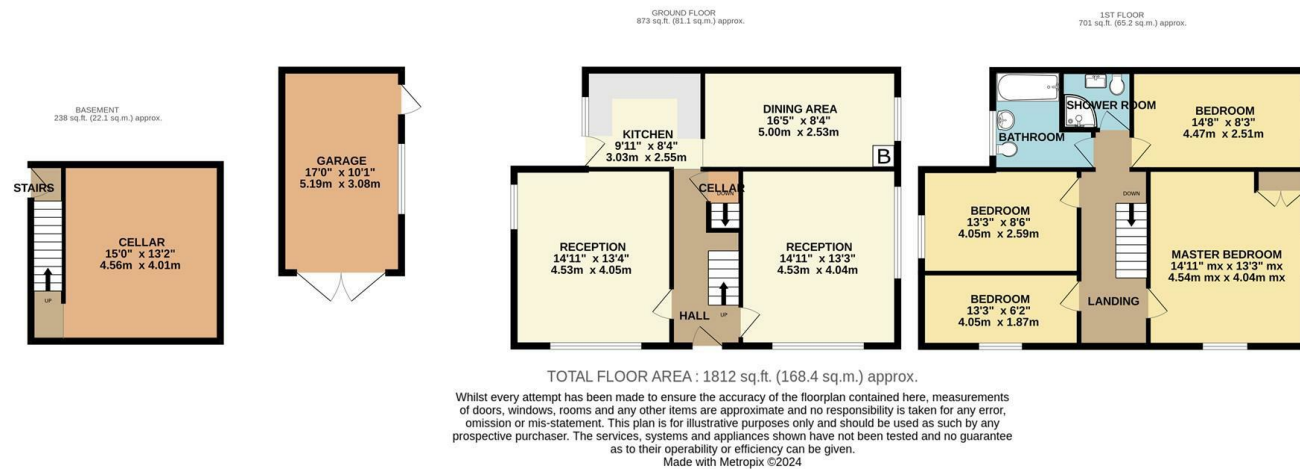


96 Attwood Street, Halesowen, B63 3UQ



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Hicks Hadley

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****EXCITING OPPORTUNITY FOR GROWING FAMILIES OR THOSE SEEKING EXTRA SPACE** **MOVE STRAIGHT IN WITH NO UPWARD CHAIN** **POSSIBILITY FOR HOUSE OF MULTIPLE OCCUPANCY INVESTMENT** **POTENTIAL RENTAL YIELD OF 5%****

Viewings highly recommended to appreciate the sheer space in this character filled FIVE bedroom End terrace property. Situated perfectly in one of the most sought after locations of Halesowen, Near great schools, colleges and transport links this property really does tick all of the boxes. This charming period property also benefits from Gas central heating and double glazing throughout. The property briefly comprises: Large entrance hallway with a large reception room to the right, To the left another reception room, Through into the Kitchen with ample unit space and access to the rear garden and garage, Just off the kitchen is another reception room that could be a perfect fifth bedroom space. On the first floor is access to four really great sized bedrooms with the added bonus of having not one but TWO family bathrooms. The Property Also benefits from a great size garage and low maintenance garden area.

Hicks Hadley

Asking Price £254,700 - Freehold



Entrance Hallway 14'9" x 5'9" (4.50m x 1.75m)
 Gas central heating radiator fitted to the inside elevation wall, Composite door fitted with glass panel above allowing much natural sunlight through, Access door to the cellar which is a great space. With character feature running through.

Reception One 14'8"max x13'2" (4.47mmax x4.01m)
 Gas central heating radiator fitted to the inside elevation, Double glazed windows fitted to the front and side elevation, Three point light fixture to ceiling along with three more wall lights, Brick feature wall.

Reception Two 14'5"max x 13'2" (4.39mmax x 4.01m)
 Gas central heating radiator fitted to the front elevation, Double glazing windows fitted to the side and front elevation, Five point light fixture to ceiling.

Kitchen/Diner 18'3" x 10'5" (5.56m x 3.18m)
 Double glazed window fitted to the side elevation, Five ring gas hob fitted, One bowl sink with mixer tap fitted, Gas central heating radiator fitted to the side elevation, Fitted with ample unit space and space for a washer and under counter fridge freezer, Partially tiled walls, Light fixture to the ceiling along with task lighting, Brick feature wall.

Landing 14'8" x 5'6" (4.47m x 1.68m)
 Double glazed window fitted to the front elevation this landing is spacious with its high ceilings and feature banister, Access to four bedrooms and two bathrooms.

Bedroom One 13'6" x 13'4" (4.11m x 4.06m)
 Gas central heating radiator fitted to the front elevation, Double glazed windows fitted to the front and side elevation, Three point light fixture to the ceiling. Built in cupboard space.

Bedroom Two 14'6" x 8'2" (4.42m x 2.49m)
 Double glazed window fitted to the side elevation, Gas central heating radiator fitted to the inside elevation, Pendant style light fixture to ceiling, Feature fire place. Built in shelves.

Bedroom Three 13'3" x 8'4"max (4.04m x 2.54mmax)
 Gas central heating radiator fitted to the side elevation, Double glazing window fitted to the side elevation, Pendant style light fixture to ceiling.

Bedroom Four 13'2" x 6'0" (4.01m x 1.83m)
 Gas central heating radiator fitted to the front elevation, Double glazed window fitted to the front elevation, Pendant style light fixture to ceiling,

Bedroom Five 16'3" x 8'2" (4.95m x 2.49m)
 Light fixture to the ceiling along with four wall lights fitted, Feature beams running through this room giving so much character. Gas central heating radiator fitted to the side elevation, Corner unit housing the boiler.

Bathroom One
 Shower cubicle with overhead waterfall effect shower head, Chrome towel radiator fitted to the side elevation, Toiler and sink fitted with built in unit space. Light fixture to ceiling. Partially tiled walls.



Bathroom Two
 Partially tiled walls, Double glazed window with privacy glass fitted to the side elevation, Bath tub fitted with overhead thermostatic shower fitted, Chrome towel radiator fitted to the side elevation, Light fixture to ceiling.

Garage
 Garage fitted with Light and electricity.

External
 With access from the kitchen this courtyard area really is really private and low maintenance with block-paved area and access into the garage from the front or side with a personnel door.

Agents 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 :B

EPC :D

Tenure Information :FREEHOLD

Any other Material Facts :Traditional brick and block, Tiled roof.

