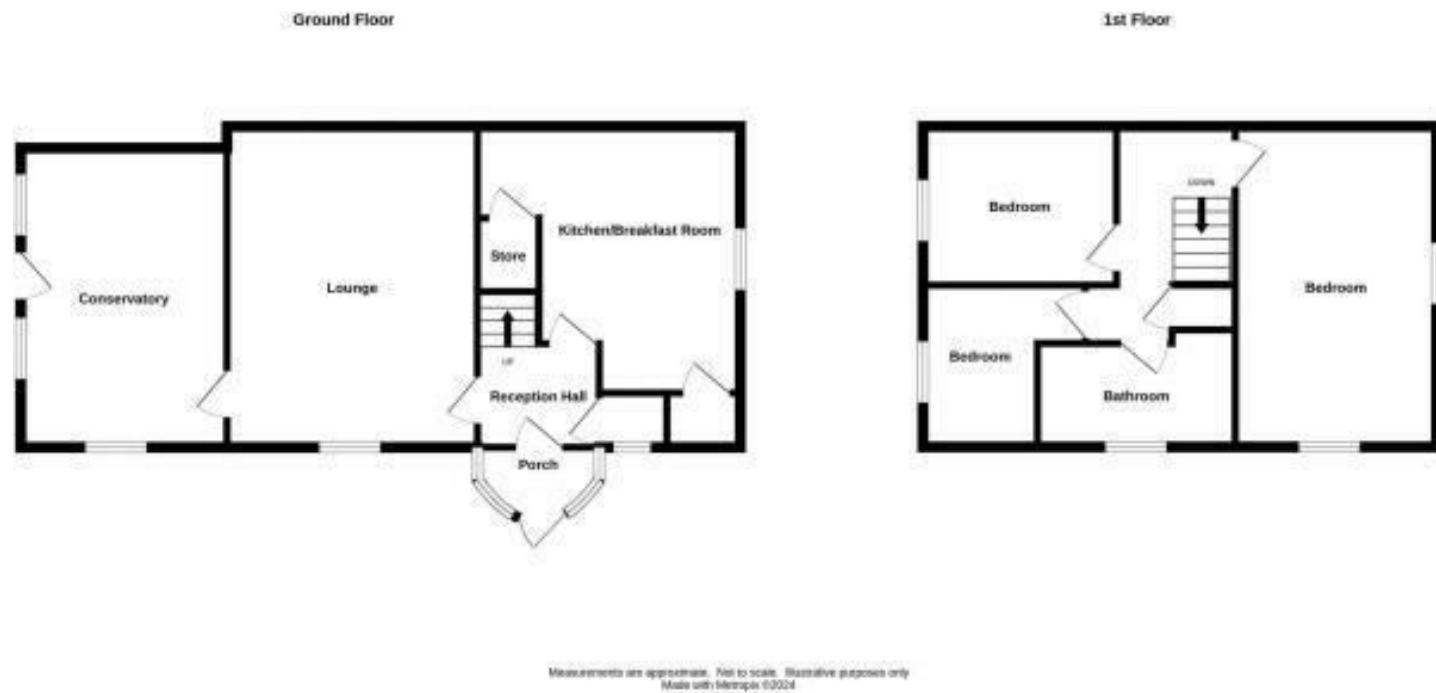


136 Broadway Avenue, Halesowen, B63 4RD




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Hicks Hadley

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****CORNER PLOT WITH SUPERB POTENTIAL****

An impressive three bedroom semi-detached property with detached garage in this most sought after of locations for schools, transport links and all local amenities. The property briefly comprises: porch, reception hall, fitted kitchen, spacious lounge, large conservatory, three generously sized bedrooms and bathroom to first floor. The property further benefits from: double glazing, gas central heating, workshed alongside the garage, attractive gardens, pleasant front aspect and impressive views of Clent. AN EXCELLENT OPTION FOR UPSIZERS. VIEWING HIGHLY RECOMMENDED. EPC: D

Offers In The Region Of £285,000 - Freehold

Hicks Hadley



Porch

Having double glazing to front and side elevation and double glazed sliding door into:

Reception Hall

With central heating radiator, stairs to first floor, storage cupboard housing wall mounted Worcester boiler and doors into:

Large Fitted Kitchen 14'1 x 13'6 (4.29m x 4.11m)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, space for cooker, space for fridge freezer, space for further appliance, plumbing for automatic washing machine, under stairs storage cupboard, pantry and double glazed bow window to side elevation.

Spacious Lounge 16'6 x 14' (5.03m x 4.27m)

Having central heating radiator, feature fireplace with gas fire, double glazed bow window to front elevation and door into:

Conservatory 15'10 x 10'7 (4.83m x 3.23m)

With gas heater, double glazing to front and side elevations and double glazed door into garden..

Landing

Having loft hatch with ladder, central heating radiator, storage cupboard and doors into:

Bedroom One 16'6 x 10'11 (5.03m x 3.33m)

Having a range of fitted furniture, central heating radiator, double glazed windows to front and side elevation with excellent views.

Bedroom Two 10'2 x 8'2 (3.10m x 2.49m)

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

Bedroom Three 8'10 x 7'10 (max) (2.69m x 2.39m (max))

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

Bathroom 10'1 x 4'8 (max) (3.07m x 1.42m (max))

Having corner bath with shower over, low flush wc, bidet, pedestal wash hand basin, central heating radiator and obscured double glazed window to front elevation.

Detached Garage 18' x 8'1 (5.49m x 2.46m)

With power, light and access door into:



Workshed 11'8 x 5' (3.56m x 1.52m)

With double glazed window to side elevation and obscured double glazed door into garden.

Outside

Corner plot with attractive gardens hosting a wide range of mature shrubbery, lawns to front and side and access to front door, carport with driveway, garage and gated garden area with lawn, pond and patio.

Agents Note

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

EPC: D



All mains services are connected.

COUNCIL TAX BAND: C

Broadband/mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

