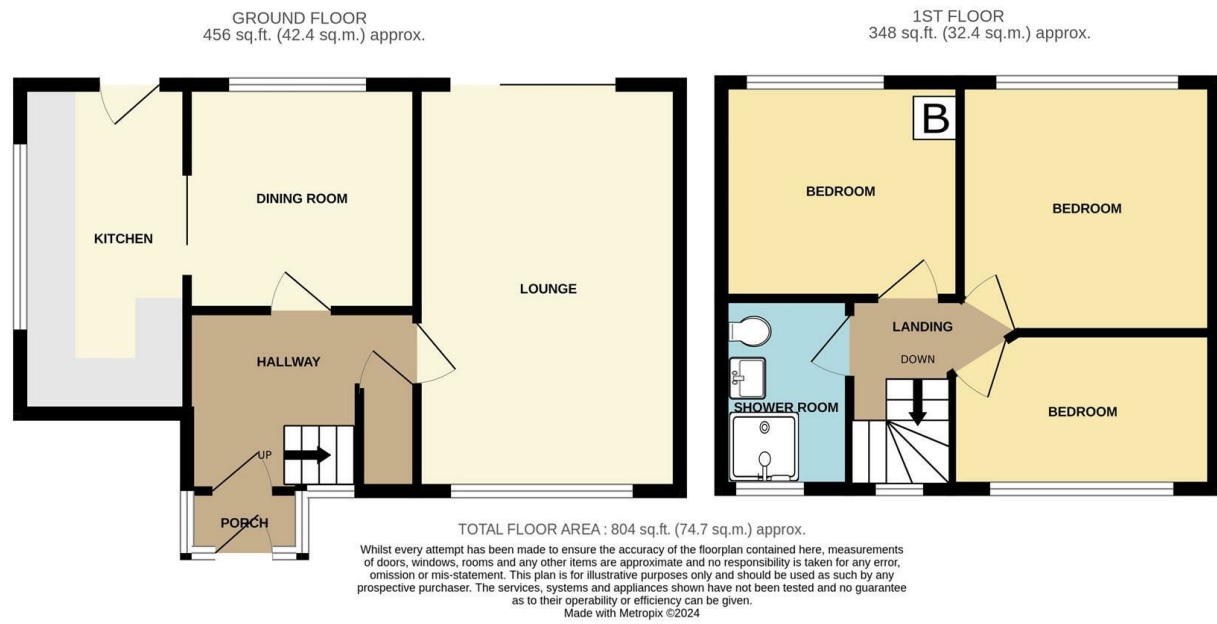


1 Lyttleton Avenue, Halesowen, B62 9ED



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Hicks Hadley

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Halesowen
West Midlands
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****CORNER PLOT WITH FANTASTIC POTENTIAL****

A superb opportunity to purchase this three bedroom semi-detached property in an excellent position offering superb potential to modernise and extend subject to planning permission. The property briefly comprises: porch, reception hall, spacious lounge, separate dining room, fitted kitchen, three bedrooms and immaculate wet room to first floor. The property further benefits from: private rear garden, driveway, significant front garden, gas central heating and double glazing. A MUST SEE. EARLY VIEWING HIGHLY RECOMMENDED. EPC: TBA

Offers Over £240,000 - Freehold

Hicks Hadley



Porch

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

Reception Hall

With central heating radiator, obscured double glazed window to front elevation, storage cupboard with obscured double glazed window to front elevation, stairs to first floor and doors into:

Spacious Lounge 16'11 x 10'11 (5.16m x 3.33m)

With central heating radiator, feature fireplace, gas fire, double glazed window to front elevation and double glazed patio door into garden.

Dining Room 9'10 x 9'5 (3.00m x 2.87m)

With electric fire, central heating radiator, double glazed window to rear elevation and sliding door access into:

Fitted Kitchen 13'8 x 6'11 (4.17m x 2.11m)

Having matching wall and base units with worktops over, integrated oven, electric hob with extractor over, double drainer sink unit, splash back tiling, double glazed window to side elevation and obscured double glazed door into garden.

Landing

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

Bedroom One 10'11 x 10'5 (max) (3.33m x 3.18m (max))

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

Bedroom Two 10' x 8'8 (max) (3.05m x 2.64m (max))

With central heating radiator, wall mounted boiler and double glazed window to rear elevation.

Bedroom Three 10'10 x 6'2 (max) (3.30m x 1.88m (max))

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

Wet Room 7'7 x 5'4 (2.31m x 1.63m)

Having wall mounted shower, wall mounted wash hand basin, low flush wc, ceramic tiling, central heating radiator and obscured double glazed window front elevation.



Garage

Having up and over front access door, two windows to side elevation and access door to side elevation.

Outside

Front: Having a large well kept corner plot with lawns, driveway and access to front door, side entrance gate and garage.

Side: With Private garden consisting of patio area, lawn and mature border shrubbery.

Agent Note

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

COUNCIL TAX BAND: C

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

