

56 Golden Orchard, Halesowen, B62 8TR



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Hicks Hadley

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Superbly presented modern four bedroom detached property in this ever popular location for all local amenities, schools and transport links. The property briefly comprises: entrance hall, spacious lounge, separate dining room, impressive fitted kitchen, utility section with downstairs wc, four double bedrooms, master having ensuite shower room and family bathroom to first floor. The property further benefits from: large private rear garden, block paved driveway, gas central heating and double glazing. STILL UNDER NHBC WARRANTY. IMMACULATE PROPERTY. VIEWING HIGHLY RECOMMENDED. EPC: C

Hicks Hadley

Offers Over £400,000 - Freehold



Entrance Hall

Spacious Lounge 14'7 x 12'5 (max) (4.45m x 3.78m (max))

With central heating radiator, double glazed window to front elevation, under stairs storage cupboard and open access into:

Dining Room 11'3 x 8' (3.43m x 2.44m)

With central heating radiator, double glazed French doors into garden and door into:

Fitted Kitchen 12'3 x 11'2 (max) (3.73m x 3.40m (max))

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, electric hob, extractor chimney over, integrated oven, space for fridge freezer, integrated dishwasher, central heating radiator, double glazed window to rear elevation and access into:

Utility 5'9 x 5'1 (1.75m x 1.55m)

With plumbing for automatic washing machine, space for dryer, wall mounted boiler, central heating radiator, door into garden and door into:

Downstairs WC

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

Landing

With loft hatch, storage cupboard and doors into:

Master Bedroom 11'8 x 11'5 (3.56m x 3.48m)

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

Ensuite

With walk in shower cubicle, low flush wc, vanity wash hand basin and obscured double glazed window to side elevation.

Bedroom Two 14'1 x 9'7 (max) (4.29m x 2.92m (max))

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

Bedroom Three 13'10 x 9'11 (max) (4.22m x 3.02m (max))

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



Bedroom Four 11'10 x 8'9 (max) (3.61m x 2.67m (max))

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

Bathroom 7'7 x 6'8 (max) (2.31m x 2.03m (max))

Having 'P' shaped bath, shower over with rainfall head, shower screen, low flush wc, heated towel rail, vanity wash hand basin, ceramic tiling and obscured double glazed window to front elevation.

Garage 20'4 x 9'5 (max) (6.20m x 2.87m (max))

With up and over door, electric and light.

Outside

Front: Having lawn with adjacent block paved driveway



leading to front door and side access.

Rear: With impressive patio leading up steps to large artificial lawn on the right hand side and purpose built play area with nearby shrubbery section on the right hand side.

Agents Note

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

EPC: TBA

COUNCIL TAX BAND: E

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

