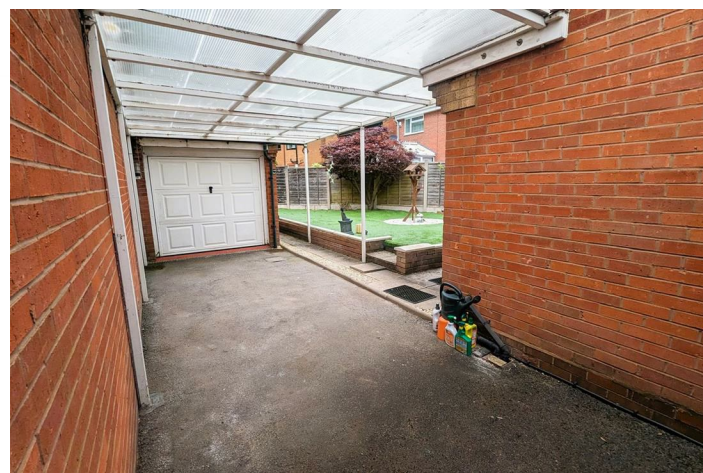


56 Sandringham Road, Halesowen, B62 8TJ



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Hicks Hadley

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****PRIME LOCATION** **DETACHED THREE BEDROOM HOME****

Hicks Hadley are proud to present to the market this Beautifully presented THREE bedroom detached property in the most convenient of locations, Positioned perfectly, tucked away from main roads but just minutes away from the main transport links and access to the motorway. This detached home would be perfect for a family with its great layout separate garage and low maintenance garden. The property briefly comprises: Entrance hallway, W.C, Kitchen with ample unit space and integrated appliance, Open plan lounge/Dining space, Through into a great size conservatory with the added bonus of under floor heating, Access door into the rear garden. On the first floor sits Three great size bedrooms and a modern family bathroom. This property further benefits from gas central heating and double glazing throughout. EPC: C VIEWING IS ESSENTIAL CALL HICKS HADLEY TODAY TO ARRANGE YOURS 0121 585 6667

Offers Over £330,000 - Freehold

Hicks Hadley



Entrance Hallway

Three point locking system with composite front door and two glass panels allowing much natural light,,Four point light fixture to the ceiling, Gas central heating radiator to the inside elevation.Storage cupboard.

W.C

Partially tiled walls,Double glazing privacy glass window fitted to the front elevation,Toilet and sink placed with unit space built in.

Lounge/Diner 21'11" x 11'11" max (6.68m x 3.63m max)

Double glazing window fitted to the front elevation, Gas central heating radiator fitted to the front elevation,Electric feature fire place wall mounted,Five point light fixture to the ceiling.In the dining area is a gas central heating tall radiator fitted to the inside elevation,Access door into the conservatory, Five point light fixture to the ceiling.

Kitchen 13'1" x 10'1" max (3.99m x 3.07m max)

Ample unit space with a breakfast bar fitted,Gas central heating radiator fitted to the side elevation,Double glazing window fitted to the rear elevation,Gas hob fitted with pull-out style extractor fan,Oven fitted and integrated dishwasher fitted,Separate space for washing machine and American style fridge freezer,access door to the carport and side of the property,One and a half bowl sink with mixer tap fitted.

Conservatory 12'4" x 9'7" (3.76m x 2.92m)

With the added extra of under floor heating,Double glazing throughout,Spot lights and a glass style roof with make for a cosy space,access door to the rear garden.

Landing

Double glazing obscured window fitted to the side elevation Large landing area with access to three great size bedrooms and a family bathroom.

Bedroom One 12'4" x 10'10" (3.76m x 3.30m)

Double glazing window fitted to the rear elevation, Gas central heating fitted to the rear elevation,Three point light fixture to the ceiling,Fitted wardrobe space,Loft access.

Bedroom Two 10'9" x 9'5" (3.28m x 2.87m)

Double glazing window fitted to the front elevation,Gas central heating radiator fitted to the front elevation,Three point light fixture to the ceiling.

Bedroom Three 9'5" x 9'2" (2.87m x 2.79m)

Four point light fixture tot he ceiling, Gas central heating radiator fitted to the rear elevation, Double glazing window fitted to the rear elevation,

Bathroom 9'2" x 5'5" (2.79m x 1.65m)

Double glazing privacy glass window to the front elevation,Double shower cubicle with electric shower wall mounted,Partially tiled walls and flooring,Chrome towel radiator fitted to the inside elevation,Large sink with mixer tap and built in unit space.

Garage

With side access to the property, and carport style going through to the garage with the potential to add in which is a boarded up personnel door,the garage has electric and lighting.



External

With a long driveway and private gates into the carport style cover with access to the garage,Slabbing area,Low maintenance artificial turf fitted.

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 :D

EPC :C

Tenure Information :Freehold

Any other Material Facts :Traditional Brick build with Tiled roof

