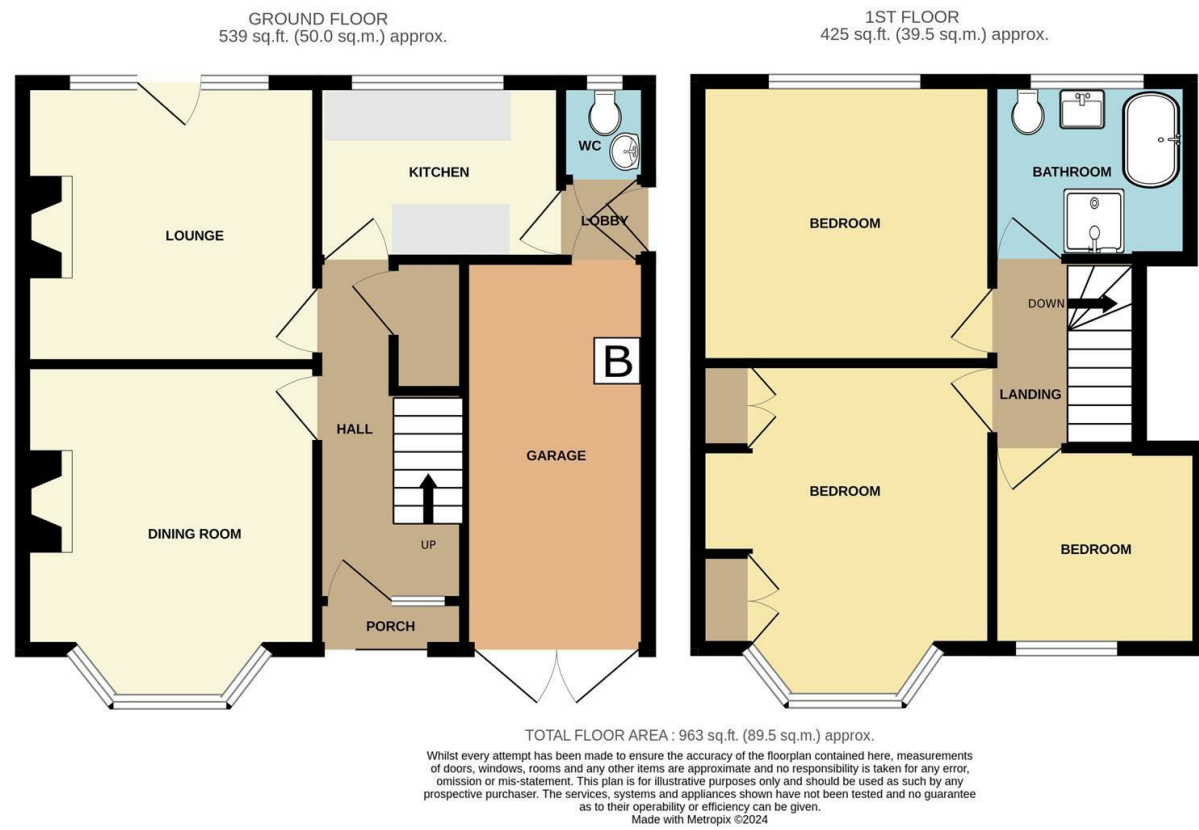


20 Thornhill Road, Halesowen, B63 1AU



20 Thornhill Road, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

A well presented, Mucklow built, three bedroom semi-detached property in this most popular of locations for schools and all local amenities. The property briefly comprises: porch, reception hall, spacious lounge, separate dining room, fitted kitchen, lobby with downstairs wc, three generously sized bedrooms and refitted modern family bathroom to first floor. The property further benefits from: garage with internal access, driveway and large private rear garden. EXCELLENT OPTION FOR FAMILIES. EARLY VIEWING HIGHLY RECOMMENDED. EPC: D

Offers In The Region Of £340,000 - Freehold

Hicks Hadley



Porch

With double glazed front door and obscured double glazed door into:

Reception Hall

With central heating radiator, under stairs cupboard and doors into:

Dining Room 12'10 x 11'5 (max) (3.91m x 3.48m (max))

With central heating radiator, feature fireplace, electric fire and double glazed window to front elevation.

Spacious Lounge 11'2 x 11'6 (max) (3.40m x 3.51m (max))

With central heating radiator, feature fireplace, electric fire, double glazed window to rear elevation and double glazed door into garden.

Fitted Kitchen 9'8 x 6'11 (2.95m x 2.11m)

Having matching wall and base units with worktops over to incorporate single drainer sink unit, space for cooker, plumbing for dishwasher, splash back tiling, central heating radiator, double glazed window to rear elevation and door into:

Lobby

With double glazed door to side elevation and doors into:

Downstairs WC

With low flush wc, wall mounted wash hand basin, central heating radiator and double glazed window to rear elevation.

Landing

With loft hatch and doors into:

Bedroom One 13'6 x 11'2 (4.11m x 3.40m)

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

Bedroom Two 11'5 x 11' (max) (3.48m x 3.35m (max))

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

Bedroom Three 8' x 7'9 (max) (2.44m x 2.36m (max))

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



Refitted Family Bathroom 7'9 x 6'10 (max) (2.36m x 2.08m (max))

Having bath with central mixer tap, walk in shower cubicle, rainfall head, low flush wc, vanity wash hand basin, heated towel rail, spotlights, ceramic tiling and obscured double glazed window to rear elevation.

Garage 15'10 x 7'4 (4.83m x 2.24m)

With loft hatch, wall mounted Ideal boiler, plumbing for automatic washing machine, space for fridge/freezer and front access door.

Outside

Front: Driveway leading to front door, garage entrance door and side access gate.



Rear: Having patio leading to lawn area with border shrubbery and central shrubbery with access point leading to a further lawn with border shrubbery.

Agents 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: TBA

