

115 Bassnage Road, Halesowen, B63 4HB



Measurements are approximate. Not to scale. Illustrative purposes only. Made with MIBEXA ©2023



## 115 Bassnage Road, Halesowen



**Hicks Hadley**

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West Midlands  
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**\*\*BEAUTIFULLY REFURBISHED WITH NO UPWARD CHAIN\*\***

A superbly refurbished, spacious three bedroom property in a popular location for schools and all local amenities. The property briefly comprises: entrance hall, dining room, spacious lounge, refitted kitchen, sun room, utility, three double bedrooms and refitted family bathroom to first floor. The property further benefits from: private rear garden, good sized block paved driveway and gas central heating. VIEWING HIGHLY RECOMMEND TO APPRECIATE THE SIZE OF THE PROPERTY AND THE STANDARD OF THE REFURBISHMENT. EPC: C

**Offers Over £250,000 - Freehold**

**Hicks Hadley**





#### Entrance Hall

With two storage cupboards, alarm pad, central heating radiator, obscured double glazing to front elevation, stairs to first floor and doors into:

#### Dining Room 13'4 x 8'9 (4.06m x 2.67m)

With central heating radiator, double glazed bay to front elevation and access into:

#### Spacious Lounge 14'5 x 11' (max) (4.39m x 3.35m (max))

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



#### Refitted Kitchen 10'10 x 6' (3.30m x 1.83m)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, space for cooker, extractor chimney over, plumbing for automatic washing machine, ceramic tiling, space for fridge and access into:

#### Sun Room 7'9 x 7' (2.36m x 2.13m)

Having door to side entry, storage cupboard, double glazing to side and rear elevation, door into garden and door into:

#### Utility

With tiled flooring and obscured double glazing to side elevation.

#### Landing

With storage cupboard, loft hatch and doors into:

#### Bedroom One 12'5 x 11' (3.78m x 3.35m)

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

#### Bedroom Two 11' x 10'6 (max) (3.35m x 3.20m (max))

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

#### Bedroom Three 9'5 x 8'9 (max) (2.87m x 2.67m (max))

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

#### Refitted Family Bathroom

Having 'P' shaped bath with shower screen, pedestal wash hand basin, low flush wc, heated towel rail, ceramic tiling and two obscured double glazed windows to front elevation.



#### Outside

Front: With block paved driveway and gravel border leading to front door.

Rear: With steps down on to paved patio area and lawn area beyond.

#### Agents Note

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

#### COUNCIL TAX BAND: B

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: C

