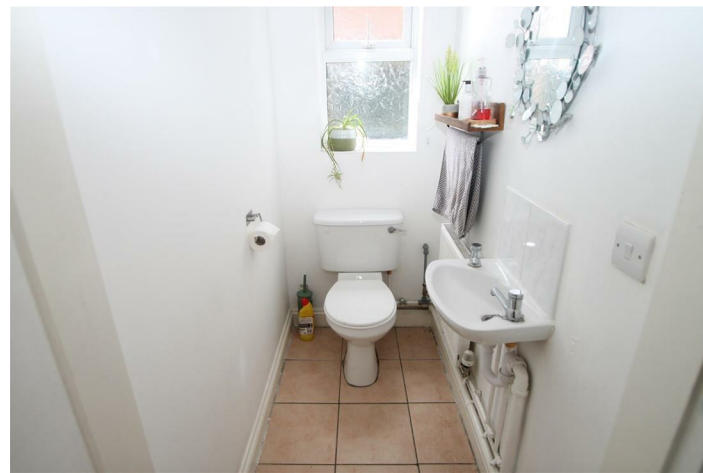


.19 Foredraft Street, Halesowen, B63 2DD



## .19 Foredraft Street, Halesowen



**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

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<https://www.hickshadley.com>

**\*\*EXCELLENT OPTION FOR FIRST TIME BUYERS AND LANDLORDS\*\* \*\*NO UPWARD CHAIN\*\***

A superbly presented Two bedroom semi detached property in this most popular of locations for all local amenities. Do not miss out on this well-proportioned home. This property briefly comprises an entrance hallway, downstairs wc, lounge through to a well presented kitchen/dining space. The first floor comprises two good sized bedrooms and family bathroom. The property also benefits from a private rear garden with side access too. The property further benefits from far reaching views, double glazing and gas central heating throughout. BOOK YOUR VIEWING TODAY BY CALLING THE OFFICE ON 0121 585 6667

**Hicks Hadley**

**Price £180,000 - Freehold**





#### Entrance

Double glazed window fitted to the side elevation, Baton style light fixture, Fuse box wall mounted.

#### Lounge 11'6" x 14'0" (3.51m x 4.27m)

Double glazed window fitted to the front elevation, Gas central heated radiator fitted to the front elevation, Pendant style light fixture to the ceiling.

#### Kitchen/Diner 11'5" x 7'6" (3.48m x 2.29m)

Double glazed window fitted to the rear elevation, Gas central heating radiator fitted to the side elevation, Access door to the rear garden, Wall mounted Combi Worcester boiler fitted, Pendant style light fixture, Space for a washing machine, Fridge/Freezer, Integrated oven and gas hob, Partially tiled walls, Ample unit space, Stainless steel one bowl sink and drainer with mixer tap fitted.

#### W.C

Obscured double glazed window fitted to the side elevation, Tiled splash-back above sink.

#### Landing 9'1" x 5'7" (2.77m x 1.70m)

Access to bedroom one and two and family bathroom, Loft access, Pendant style light fixture.

#### Bedroom One 11'6" x 10'0" (3.51m x 3.05m)

Double glazed window fitted to the rear elevation, Gas central heating radiator fitted to the rear elevation, Pendant style light fixture, Far reaching views.

#### Bedroom Two 11'5" x 8'7" (3.48m x 2.62m)

Double glazed window fitted to the front elevation, Gas central heating radiator fitted to the front elevation, Pendant style light fixture, Built in storage space over bulkhead.

#### Family Bathroom 6'4" x 5'5" (1.93m x 1.65m)

White bathroom suite with fitted thermostatic shower and overhead waterfall feature, Partially tiled walls, Double glazed obscured glass window fitted to the side elevation, Gas central heating radiator fitted to the side elevation, Low flush toilet fitted.

#### External

To the front of the property is a double driveway with side access to the rear of the property, To the rear of the property is a slabbed area with steps to a lawn area the garden has a private aspect with far reaching views.

#### Agent 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 :

EPC :C



Tenure Information :FREEHOLD

Any other Material Facts :Brick Build, Tiled Roof.

All information provided by the vendor, Please confirm details with a chosen solicitor.

