

19 Fairmile Road, Halesowen, B63 3QJ



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**Hicks Hadley**

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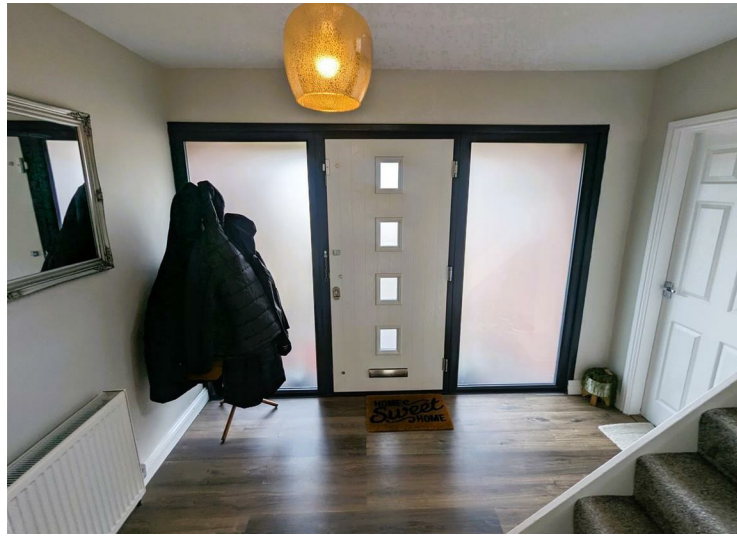
 <https://www.hickshadley.com>

**\*\*GREAT PROPERTY FOR FIRST TIME BUYERS/FAMILIES\*\* \*\*LOCATED IN A HIGHLY POPULAR RESIDENTIAL ADDRESS\*\***

A superbly presented, Tastefully decorated family home on this most popular development, ideally situated for all local amenities and great schools and colleges nearby the property briefly comprising a large open welcoming entrance hallway, spacious lounge, dining room, stunning re fitted kitchen with dining area, To the first floor sits three double bedrooms and a family bathroom. The property benefits from gas central heating and double glazing, garden with patio and long driveway to the front offering ample off road parking. **EARLY VIEWING STRONGLY RECOMMENDED. CALL THE OFFICE ON 0121 585 6667 TO ARRANGE YOUR VIEWING TODAY.**

**Hicks Hadley**

**Offers Over £260,000 - Freehold**



**Entrance Hallway 10'7" x 7'4" (3.23m x 2.24m )**  
Composite front door with three point locking system fitted with four glass panels,Two double glazed panels either side allowing much natural light through,Access to the garage space with an integral door,Stairs and lounge,Pendant style light fixture fitted,Gas central heating radiator fitted to the side elevation.

**Lounge**  
Double glazed window and patio doors into the rear garden allow much natural light through the property,Pendant style light fixture along with two wall lights,Gas central heating radiator fitted to the side elevation,

**Kitchen/Diner 16'3" x 7'8" (4.95m x 2.34m )**  
Four spot lights fitted to the kitchen area and a pendant style light fixture fitted to the dining area, High gloss style units fitted with a stone effect worktop and matching up stand,Integrated oven with a four ring gas hob,Stainless steel extractor hood fitted.Space for a fridge freezer too,Double glazed window fitted to the rear elevation and the side elevation,Gas central heating to the side elevation wall,One and a half bowl sink fitted with a mixer tap,

**Landing 8'3" x 5'8" (2.51m x 1.73m )**  
Pendant style light fixture to the ceiling,Double glazed obscured window fitted to the side elevation,access to three bedrooms and bathroom,loft access above.

**Bedroom One 13'5" x 10'1" (4.09m x 3.07m )**  
Double glazed window fitted t the rear elevation,Gas central heating radiator fitted to the rear elevation,Pendant style light fixture.

**Bedroom Two 13'5" x 7'9" (4.09m x 2.36m )**  
Double glazed window fitted to the rear elevation,Gas central heating radiator fitted to the side elevation,Pendant style light fixture.

**Bedroom Three 12'1" x 8'5" max (3.68m x 2.57m max)**  
Double glazed window fitted to the front elevation,Gas central heating radiator fitted to the front elevation,Pendant style light fixture fitted.

**Family Bathroom 9'4" x 5'9" rhh (2.84m x 1.75m rhh)**  
Three spot light style light fixtures fitted to the ceiling,Gas central heating radiator fitted to the side elevation, P shape bath fitted with a thermostatic shower with the waterfall over head feature,and mixer taps fitted to the bath and sink,Low flush toilet system fitted,Glass shower screen fitted.

**External**  
To the front of the property sits a large driveway with ample parking,Access to the garage and side access to the rear of the property. To the rear of the is a private aspect patio area with a mature lawn perfect for socializing.



**Garage**  
With a turn up and over system, Lighting and electrics,Integral door access from the internal hallway this makes for a great storage space for potential for a four bedroom.

**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 :C



EPC :D

Tenure Information :

Any other Material Facts :Traditional brick build with tiled roof.

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

