

9 Crimmond Rise, Halesowen, West Midlands, B63 3RA



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Hicks Hadley

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****NO UPWARD CHAIN****

A superbly presented three bedroom semi-detached property with modern decor in this most popular of cul-de-sac locations for access to all local amenities. The property briefly comprises: entrance hall, downstairs wc, refitted kitchen, impressive spacious lounge/diner, refitted bathroom and three generously sized bedrooms to first floor. The property further benefits from: large private rear garden with pleasant rear aspect, garage and driveway. EARLY VIEWING HIGHLY RECOMMENDED. EXCELLENT FOR FIRST TIME BUYERS OR UPSIZERS. EPC: C

Price £220,000 - Freehold

Hicks Hadley



Entrance Hall

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

Downstairs WC

With low flush wc and obscured double glazed window to side elevation.

Refitted Kitchen 9'5 x 9' (max) (2.87m x 2.74m (max))

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven, electric hob, extractor chimney over, splash back tiling space for fridge freezer, space for automatic washing machine, storage cupboard, serving hatch and double glazed window to front elevation.

Spacious Lounge/Diner 17'2 x 15'4 (max) (5.23m x 4.67m (max))

Having two central heating radiators, feature fireplace double glazing to rear elevation and double glazed French doors on to raised decking area.

Landing

With loft hatch, two storage cupboards (one containing wall mounted Worcester boiler) and doors into:

Bedroom One 14'10 x 9'4 (max) (4.52m x 2.84m (max))

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

Bedroom Two 12'5 x 9'3 (max) (3.78m x 2.82m (max))

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

Bedroom Three 7'11 x 7' (2.41m x 2.13m)

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

Refitted Bathroom

Having 'P' shaped bath with shower over, shower screen, low flush wc, pedestal wash hand basin, central heating radiator and obscured double glazed window to front elevation.

Garage

With up and over entry door and door to the rear accessing the garden.



Outside

Front: With driveway leading to garage entrance on the left hand side and adjacent lawn with pathway leading to store and front door.

Rear: With paved patio adjacent to raised decked patio overlooking pleasant rear aspect and lawn leading to the rear of the property.

Agents Note

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)

EPC: C

Tenure Information: FREEHOLD

COUNCIL TAX BAND: B

