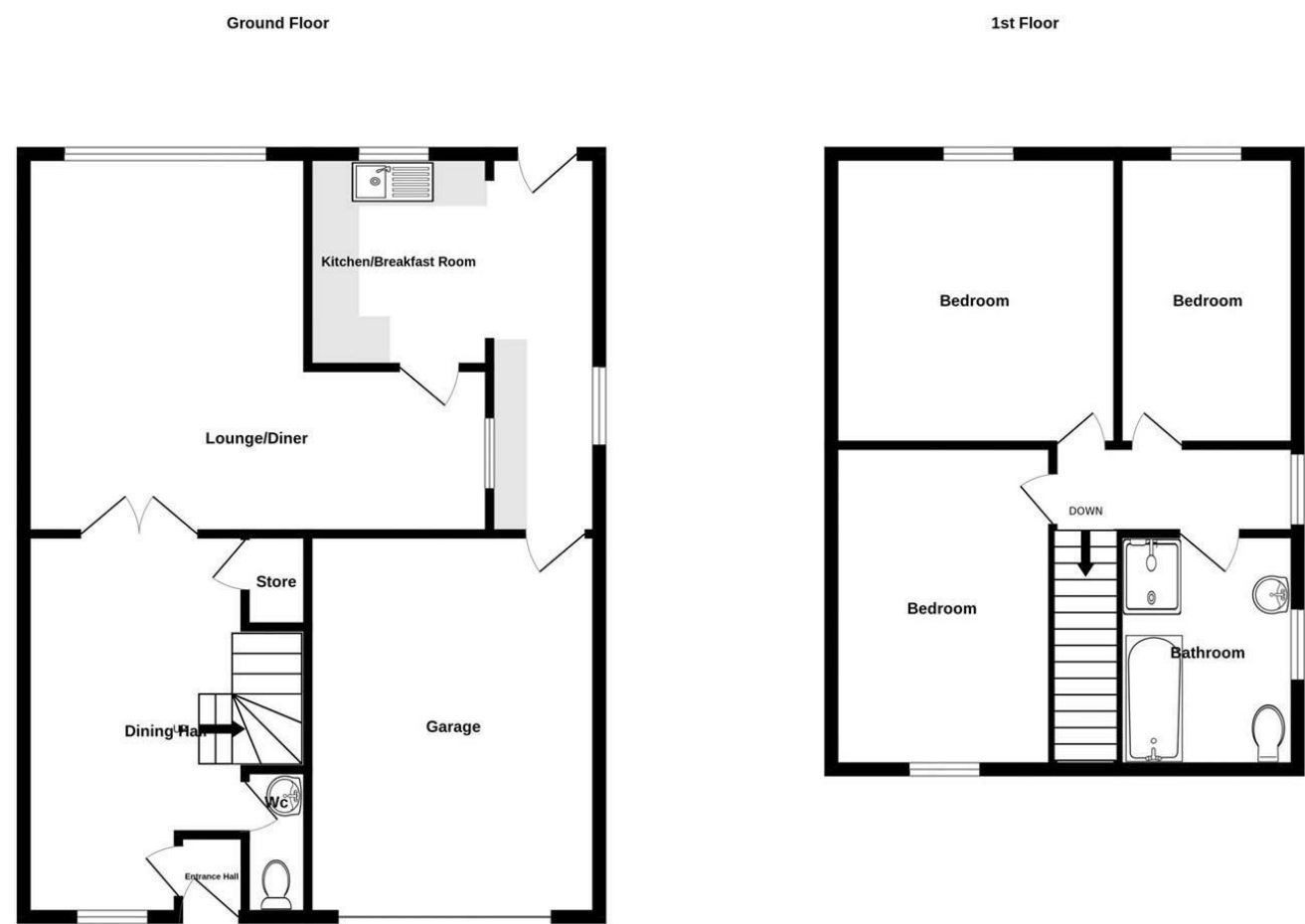


6 Honeybourne Road, Halesowen, B63 3EN



Measurements are approximate. Not to scale. Illustrative purposes only  
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## 6 Honeybourne Road, Halesowen



**Hicks Hadley**

**13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU**

 0121 585 66 67

 [sales@hickshadley.com](mailto:sales@hickshadley.com)

 <https://www.hickshadley.com>

**\*\*TERRIFIC OPTION FOR FAMILIES\*\***

A superbly presented, spacious three bedroom semi-detached property in this most popular of locations for schools, access to the motorway and access to Halesowen town centre. The property briefly comprises: entrance hall, sitting room, spacious lounge/diner, 'L' shaped breakfast kitchen, three double bedrooms and bathroom with separate shower. The property further benefits from: large garage, private rear garden, driveway, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: C

**Offers In The Region Of £295,000 - Freehold**

**Hicks Hadley**





### Entrance Hall

With door into:

### Sitting Room 15'8 x 12'4 (max) (4.78m x 3.76m (max))

With central heating radiator, under stairs storage cupboard, double glazed window to front elevation and door into:

### Spacious Lounge/Diner 20'9 x 16'4 (max) (6.32m x 4.98m (max))

Having feature fireplace with gas fire, central heating radiator, double glazed window to rear elevation, double glazed window to side elevation and door into:

### 'L' Shaped Breakfast Kitchen 16'6 x 13'4 (max) (5.03m x 4.06m (max))

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, integrated microwave, integrated oven, induction hob, extractor chimney over, integrated dishwasher, integrated fridge, splash back tiling, central heating radiator, wall mounted Worcester boiler in cupboard, obscured double glazed window to side elevation, double glazed window to rear elevation, double glazed door into garden and door into garage.

### Landing

With loft hatch, obscured double glazed window to side elevation and doors into:

### Bedroom One 12'8 x 12'5 (3.86m x 3.78m)

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

### Bedroom Two 11'8 x 9' (max) (3.56m x 2.74m (max))

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

### Bedroom Three 12'8 x 7'10 (3.86m x 2.39m)

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

### Bathroom 8'4 x 7'10 (max) (2.54m x 2.39m (max))

Having shower cubicle, bath, low flush wc pedestal wash hand basin, central heating radiator and obscured double glazed window to side elevation.



### Outside

Front: Having steps up to the front door with lawn to the left hand side and a driveway to the right hand side leading to garage entrance.

Rear: With large patio area, steps up to lawn and trees offering privacy to the rear of the property.

### Large Garage 16'2 x 13'3 (4.93m x 4.04m)

Having up and over door, plumbing for automatic washing machine, space for dryer and door into breakfast kitchen.

### 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: C

