

56 Hilston Avenue, Halesowen, B63 4BT



## 56 Hilston Avenue, Halesowen



### Hicks Hadley

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\*\***

A well presented and extended three bedroom traditional semi-detached property in this most convenient of cul-de-sac locations for schools, transport links and all local amenities. The property briefly comprises: porch, reception hall, spacious lounge, fitted 'L' shaped kitchen/diner, conservatory, impressive utility room, three generously sized bedrooms and family bathroom to first floor. The property further benefits from: private rear garden, driveway for several cars and large garage. VIEWING HIGHLY RECOMMENDED. EPC: F

**Offers In The Region Of £270,000 - Freehold**

Hicks Hadley



**Porch**

With double glazing to front and side elevation and door into:

**Reception Hall**

With under stairs cupboard, central heating radiator, stained glass front door and doors into:

**Spacious Lounge 13'4 x 11'6 (max) (4.06m x 3.51m (max))**

Having feature fireplace, gas fire, integrated cupboards, central heating radiator and double glazed bay window to front elevation.

**Fitted 'L' Shaped Kitchen/Diner 17'3 x 10'5 (max) (5.26m x 3.18m (max))**

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated cooker, integrated dishwasher, central heating radiator, double glazed window to rear elevation and double glazed French doors into:

**Conservatory 9'3 x 8'5 (max) (2.82m x 2.57m (max))**

Having double glazing to side and rear elevation and double glazed French doors into garden.

**Impressive Utility Room 13'4 x 9'9 (4.06m x 2.97m)**

Having base unit with worktop over to incorporate single sink unit, plumbing for automatic washing machine, space for fridge freezer, heated towel rail, double glazing to front and side elevation, door into garage and double glazed French doors into garden.

**Landing**

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

**Bedroom One 13'9 x 10'10 (max) (4.19m x 3.30m (max))**

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

**Bedroom Two 11'6 x 10'5 (3.51m x 3.18m )**

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

**Bedroom Three 7'1 x 5'11 (2.16m x 1.80m)**

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



**Bathroom**

Having corner bath with wall mounted shower over, low flush wc, vanity wash hand basin, ceramic tiling and obscured double glazed window to rear elevation.

**Outside**

Front: With gravelled driveway leading to front door, garage door and privacy hedges to the right hand side boundary and the right hand section of the front boundary.

Rear: With Large decked patio, steps down to lawn area, pond and an array of mature shrubbery.

**Garage**

Having roller shutter door, light and power with a useful access door into utility room.



**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: F

Tenure Information: FREEHOLD

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

Council Tax Band: C

