

31 Clivedon Way, Halesowen, B62 8TB



Ground Floor



1st Floor



31 Clivedon Way, Halesowen



Hicks Hadley

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A superbly presented and extended, three bedroom semi-detached property in this most popular of locations for schools and all local amenities. The property briefly comprises: entrance hall, spacious lounge, separate dining room, long fitted kitchen, impressive conservatory, storage room, three double bedrooms and family bathroom to first floor. The property further benefits from: garage fronted store, gas central heating, double glazing, private rear garden and driveway. GREAT OPTION FOR UPSIZERS. VIEWING HIGHLY RECOMMENDED. EPC: D

Offers In The Region Of £270,000 - Freehold



Entrance Hall

With central heating radiator, open access under stairs storage, stairs to first floor, obscured double glazing to side elevation and door into:

Spacious Lounge 15'8 x 10'10 (4.78m x 3.30m)

With central heating radiator, feature fireplace, gas fire and double glazed bow window to front elevation.

Dining Room 7'10 x 7'9 (2.39m x 2.36m)

With central heating radiator and double glazed patio door into conservatory and access into:

Fitted Kitchen 13'9 x 6'11 (4.19m x 2.11m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, integrated oven, integrated washing machine, integrated dishwasher gas hob with extractor over, integrated fridge, integrated freezer and double glazed window to rear elevation.

Conservatory 9'9 x 9'4 (max) (2.97m x 2.84m (max))

Having tiled flooring, double glazing to side and rear elevation and double glazed French door into garden.

Storage Room 11'7 x 8'6 (3.53m x 2.59m)

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

Landing

With loft hatch, two storage cupboards and doors into:

Bedroom One 15'7 x 10'10 (into wardrobe) (4.75m x 3.30m (into wardrobe))

With integrated wardrobes, central heating radiator and two double glazed windows to front elevation.

Bedroom Two 13'11 x 7'1 (4.24m x 2.16m)

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

Bedroom Three 8'6 x 7'7 (2.59m x 2.31m)

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



Family Bathroom 7'8 x 6'10 (2.34m x 2.08m)

Having bath with central mixer tap, shower over, shower screen, vanity wash hand basin, low flush wc, ceramic tiling, central heating radiator and obscured double glazed window to rear elevation.

Garage Fronted Store

With up and over door offering useful storage.

Outside

Front: With block paved driveway leading to front door and garage fronted store.

Rear: With paved patio area leading to tiered lawn garden with raised patio area to the right hand side and border shrubbery to include privacy trees to the rear.

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: D

