

16 Newfield Crescent, Halesowen, B63 3SS



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**Hicks Hadley**

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**\*\*NO UPWARD CHAIN\*\* \*\*Four/Five BEDROOM DETACHED PROPERTY\*\* \*\*THOUGHTFULLY EXTENDED AND IMMACULATELY PRESENTED THROUGHOUT\*\***

Hicks hadley welcome to the market a stunning Four/Five bedroom detached home Enviably positioned in this exclusive part of Halesowen idyllic for families with the schools and Halesowen college within walking distance. This beautifully presented home has been extended massively whilst remaining its unique character features. The property briefly comprises: On approach sits an on and off driveway, Large porch, entrance hallway, A great size reception room with and addition either dual aspect reception room or fifth bedroom, Large extended modern style kitchen/Diner with a separate utility room and ground floor shower room. On the first floor sits four great size bedrooms with the master bedroom having a en suite with His/Her matching sinks, The property further boasts a private aspect well maintained rear garden. EARLY VIEWING HIGHLY RECOMMENDED CALL HICKS HADLEY TODAY TO ARRANGE YOURS TODAY ON 0121 585 6667.

**Offers In The Region Of £550,000 - Freehold**

**Hicks Hadley**



**Large Porch**

Fitted with its character featured windows both sides of the composite front door, Herringbone style flooring fitted, Light fixtures fitted.

**Entrance Hallway 9'7" x 8'3" (2.92m x 2.51m)**

Character feature to window next to the front door along with glass paneled front door fitted allowing much natural light through, Gas central heating radiator fitted to the inside elevation wall, Access to under stairs storage, Lounge, Shower room and Kitchen.

**Reception Room One 11'9" x 11'7" (3.58m x 3.53m)**

Feature fire place fitted central to the room, In keeping with the character features with the bay style windows with patterned windows to the above panel and curve gas central heating radiator fitted underneath, access to the fifth bedroom.

**Bedroom Five 23'8" x 11'9" max (7.21m x 3.58m max)**

Double glazed window fitted to the front elevation, Access to the size of the property via a glass paneled door to the rear elevation, Six spotlights fitted with the three additional light fixtures, Gas central heating radiator fitted to the side elevation.

**Kitchen/Dining/Lounge 24'9" x 21'4" u shape (7.54m x 6.50m u shape)**

Double glazed windows fitted to both side elevations, Two sets of patio doors to the rear elevation, Two skylight style windows fitted to the ceiling allowing much natural sunlight through making for a ideal large social space, Modern style kitchen fitted with ample unit space along with integrated fridge/Freezer, oven with a separate oven/microwave, dishwasher, warming drawer, Quartz style worktops fitted with an island which has a Hob built in and Bosch downdraft extractor fan, One and a half bowl built in under counter sink with groves for drainer, Eight spotlights with multiple additional lighting fitted, Gas central heating radiators fitted to the side and rear elevation, To the lounge/dining area has a feature fireplace.

**Utility**

Access obscured glass door fitted to the side elevation, Two bowl sink fitted along with space for a washing machine and dryer, Unit space.

**Ground floor shower room**

Obscured double glazed window fitted to the side elevation, shower cubicle with electric shower fitted, fitted sink with mixer tap and vanity unit built in, Chrome towel radiator fitted, Three spotlights fitted.

**Landing**

Access to Four bedrooms and the family bathroom, Loft access.

**Bedroom One 15'5" x 10'1" (4.70m x 3.07m)**

Double glazed window fitted to the rear elevation, Gas central heating radiator fitted to the side elevation, access to the en suite with matching his/her sink.

**En Suite**

Fitted with His/her sink and vanity unit built in, Double thermostatic shower fitted with fitted shower screen, Herringbone style flooring fitted.

**Bedroom Two 11'9" x 11'8" (3.58m x 3.56m)**

Double glazed bay style window fitted to the front elevation, Gas central heating radiator fitted.

**Bedroom Three**

Two double glazed windows fitted to the side elevation, Gas central heating radiator fitted.



**Bedroom Four 10'9" x 8'3" (3.28m x 2.51m)**

Double glazed window fitted to the side elevation, Gas central heating radiator fitted to the side elevation, Built in wardrobe space.

**Family Bathroom**

P shape bathtub fitted with waterfall style overhead shower, Shower screen, Obscured double glazed window fitted to the front elevation, Chrome towel radiator to the side elevation, Partially tiled.

**External**

To the front approach of the property sits a large driveway with a ON/OFF style driveway and ample off road parking, to the rear of the property sits a large mature lawn with a private aspect and decking area along with steps into the property and side access, Mature well maintained landscape.

**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 E

EPC :TBC

Tenure Information :FREEHOLD

Any other Material Facts :All information has been provided by the vendor, please confirm all details with a chosen solicitor.

**Garage**

Key Operated door with electric and lighting.

