

35 Haden Hill Road, Halesowen, B63 3NE



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Hicks Hadley

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****A TRULY UNIQUE PROPERTY****

An amazing, extended, traditional four bedroom detached house renovated to a high standard in this most sought after of locations for schools, local amenities and transport links. The property briefly comprises: porch, reception hall, sitting room, refitted kitchen, rear lobby, utility, downstairs wc, spacious open plan lounge/diner, superb master bedroom with skylight, Juliet balcony and ensuite shower room, three further double bedrooms and family bathroom with separate wc to first floor. The property further benefits from: block paved driveway for several cars, garage, tremendous private rear garden with attractive aspect. VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

Offers Over £575,000 - Freehold



Porch

With double glazing to front and side elevation and double glazed composite entrance door into:

Reception Hall

With central heating radiator, under stairs storage cupboard, ceramic tiled flooring, alarm pad, turned staircase to first floor and doors into:

Sitting Room 14'5 x 11' (into the bay) (4.39m x 3.35m (into the bay))

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

Impressive Refitted Kitchen 19'6 x 10'11 (max) (5.94m x 3.33m (max))

Having matching wall and base units with worktops over, single sink unit, double sink unit, AEG branded electric hob, AEG branded five ring gas hob, Miele branded extractor over, Integrated AEG branded oven, plumbing for dishwasher, feature fireplace with gas fire, central heating radiator, splash back tiling, ceramic tiled flooring, double glazed windows to side and rear elevation and access into:

Rear Lobby

Having storage cupboard with obscured window to side elevation and wall mounted Vaillant boiler, ceramic tiled flooring and access into:

Utility 8'11 x 5'6 (2.72m x 1.68m)

With matching wall and base unit, single drainer sink unit, plumbing for automatic washing machine, ceramic tiled flooring, central heating radiator, double glazed window to rear elevation, double glazed door into garden and door into:

Downstairs WC

With low flush wc, vanity wash hand basin, splash back tiling, central heating radiator and loft hatch.

Spacious Open Plan Lounge/Diner 32' x 11'5 (max) (9.75m x 3.48m (max))

Having two central heating radiators, ceramic tiled flooring, feature fireplace with integrated electric fire, double glazed window to front elevation and double glazed patio door into garden.

Landing

With two central heating radiators, storage cupboard, secondary glazed traditional stained glass window and doors into:

Master Bedroom 17'9 x 15'11 (max) (5.41m x 4.85m (max))

Having integrated wardrobes central heating radiator, spotlights, double glazed skylight, double glazed window to rear elevation, double glazed Juliet balcony and door into:

Ensuite Shower Room

With walk in shower cubicle, low flush wc, vanity wash hand basin, ceramic tiling, heated towel rail and obscured double glazed window to side elevation.



Bedroom Two 14'8 x 11' (into bay) (4.47m x 3.35m (into bay))

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

Bedroom Three 12'3 x 11'6 (max) (3.73m x 3.51m (max))

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

Bedroom Four 11'1 x 11' (3.38m x 3.35m)

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

Family Bathroom 10'6 x 7'6 (max) (3.20m x 2.29m (max))

With bath, walk in corner shower cubicle, vanity wash hand basin, ceramic tiling and obscured double glazed window to side elevation.

Separate WC

With low flush wc.

Garage 28'3 x 7'11 (max) (8.61m x 2.41m (max))

With up and over door.



Outside

Front: With large block paved driveway leading to front door and garage door with adjacent lawn and intermittent shrubbery.

Rear: Having large paved patio area, lawn beyond it with mature border shrubbery and second paved patio to the left hand side of the lawn.

Agents Note

We have been informed that the property is freehold. Please check this detail with your solicitor.

COUNCIL TAX BAND: E

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

