

36 Lyttleton Avenue, Halesowen, B62 9ED



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023



36 Lyttleton Avenue, Halesowen



Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

****PERFECTLY SITUATED IN THE DESIRABLE LOCATION OF HURST GREEN****
Hicks Hadley are proud to present to the market this immaculately presented generously positioned three bedroom semi-detached home, This property is quietly tucked away in a sought after location perfect for families with great schools within walking distance. The property briefly comprises: A modern entrance hallway leading to a dual aspect lounge diner, Large kitchen with ample unit space and access to a great size and well maintained rear garden, The property also benefits from a second reception/Study space. On the first floor sits three great size bedrooms and a modern family bathroom. The property further benefits from gas central heating where specified and ample off road parking. **EARLY VIEWING HIGHLY RECOMMENDED.**

Asking Price £255,000 - Freehold

Hicks Hadley



Entrance Hallway 12'4" x 5'2" (3.76m x 1.57m)
 Patterned glass panel front door with additional featured panels both sides of the door allowing much natural sunlight through, Gas central heating radiator fitted to the side elevation, Access to the lounge, Kitchen and stairs.

Lounge/Diner 19'2" x 8'6" (5.84m x 2.59m)
 Double glazed window fitted to the front and rear elevation, Patio style glazed doors opening into the rear garden giving dual aspect, Two gas central heating radiators fitted to the inside elevation wall.

Kitchen 14'7" x 9'8" (4.45m x 2.95m)
 Double glazed window fitted to the rear elevation, Access door into the rear garden, Gas central heating radiator fitted to the side elevation, eight spot light style lights fitted to the ceiling, Space for a fridge freezer, One and a half stainless steel bowl fitted with drainer and mixer tap, Partially tiled walls, Built in oven, Ceramic hob and extractor fan fitted, Worcester boiler wall mounted.

Utility

Bedroom One 11'9" x 10'0" (3.58m x 3.05m)
 Double glazed window fitted to the rear elevation, Gas central heating fitted to the inside elevation.

Bedroom Two 9'9" x 9'4" (2.97m x 2.84m)
 Double glazed window fitted to the front elevation, Gas central heating radiator fitted to the inside elevation.

Bedroom Three 5'8" x 5'2" (1.73m x 1.57m)
 Double glazed window fitted to the front elevation, Gas central heating radiator fitted to the inside elevation.

Family Bathroom

Bath tub fitted with thermostatic shower over head, Shower screen fitted, Chrome towel radiator fitted to the side elevation, Obscured glazed window fitted to the rear elevation, tiled, Four spot lights fitted, White sanitary ware fitted and low flush toilet.

Landing 6'2" x 5'1" (1.88m x 1.55m)
 Double glazed obscured window fitted to the side elevation, Access to three bedrooms and the family bathroom, Loft access.



External

On the approach sits a driveway with ample off road parking available, To the rear garden sits a large, modern patio area and a well maintained mature lawn, stepping stone style slabs fitted through the lawn.

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 :C

EPC :D

Tenure Information :Freehold

Any other Material Facts :Traditional Brick build and tiled roof

