

47 Moat Drive, Halesowen, West Midlands, B62 9PZ



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Hicks Hadley

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****RENOVATED FOUR BEDROOM PROPERTY** **NO UPWARD CHAIN****

A superbly renovated four bedroom property in this most popular of cul-de-sac locations opposite the park. The property briefly comprises: entrance hall, spacious lounge, refitted kitchen, separate dining room, rear lobby, downstairs bedroom with impressive ensuite, three double bedrooms to first floor with refitted family bathroom. The property further benefits from block paved driveway, private rear garden, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED. EPC: C

Hicks Hadley

Offers Over £299,950 - Freehold



Entrance Hall

With obscured double glazing to front elevation, vertical radiator, under stairs storage cupboard and doors into:

Spacious Lounge 13'6 x 11'11 (4.11m x 3.63m)

With central heating radiator, wall mounted electric fire and double glazed window to front elevation.

Refitted Kitchen 11'6 x 10'7 (max) (3.51m x 3.23m (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, gas hob, extractor over, plumbing for automatic washing machine, vertical radiator, space for fridge freezer, double glazed window to rear elevation and access into:

Dining Room 9'10 x 9'2 (3.00m x 2.79m)

With central heating radiator and double glazing to rear elevation to include door into garden.

Rear Lobby

With wall mounted boiler, space for dryer, double glazed door into garden and door into:

Downstairs Bedroom 10'7 x 6'10 (max) (3.23m x 2.08m (max))

With central heating radiator, two double glazed windows to side elevation and door into:

Ensuite 6'11 x 2'5 (2.11m x 0.74m)

With walk in shower cubicle, low flush wc, vanity wash hand basin and ceramic tiling.

Landing

With loft hatch, storage cupboard and doors into:

Bedroom One 12' x 11'2 (max) (3.66m x 3.40m (max))

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

Bedroom Two 12'1 x 11'2 (max) (3.68m x 3.40m (max))

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

Bedroom Three 11'11 x 9'11 (max) (3.63m x 3.02m (max))

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



Bathroom 9'7 x 5'5 (max) (2.92m x 1.65m (max))

Having bath, walk in shower cubicle, heated towel rail, low flush wc, splash back tiling and obscured double glazing to rear elevation.

Outside

Front: With block paved driveway and adjacent front lawn.

Rear: With patio area and pathway leading to the rear of the garden with lawn and mature shrubbery.

Agents Note

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

COUNCIL TAX BAND: B

