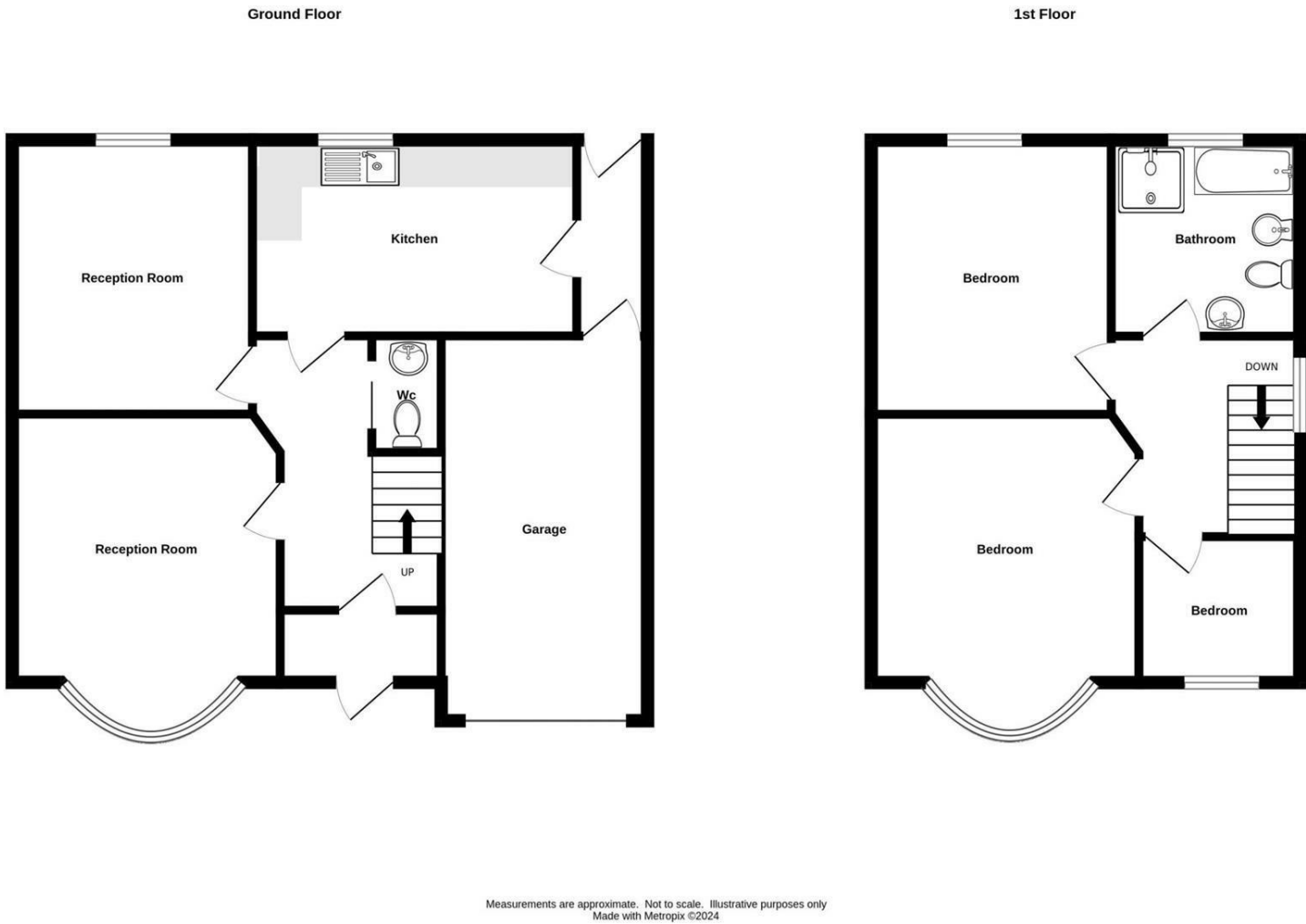


27 Park Road, Brierley Hill, DY5 2DF



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Hicks Hadley

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****EXCELLENT FOR UPSIZERS** **LOOKING FOR A FOREVER FAMILY HOME, TAKE A LOOK****

Hicks hadley are proud to present this a character filled detached spacious three bedroom house in this most popular and convenient location for all local amenities such a Merry hill shopping center, great schools and Stevens park within walking distance . The property briefly comprises: A large entrance hallway, A spacious lounge, dining room, Large fitted kitchen, a superbly maintained large, Private aspect garden with mature landscape, lawn and patio area, On the first floor sits three great size bedrooms and a modern fitted bathroom. The property further benefits from: A garage with an integral door too and ample off road parking available. **EARLY VIEWING HIGHLY RECOMMENDED**

Hicks Hadley

Offers Over £325,000 - Freehold



Porch

Entrance Hallway 12'9" x 6'9" (3.89m x 2.06m)

Central heating radiator fitted to the side elevation, Front door fitted with patterned glass panel to both sides too allowing much natural sunlight through.

Lounge 11'9" x 12'0" (3.58m x 3.66m)

Bay style double glazed window fitted to the front elevation, Gas fire with feature surround fitted central, Central heating radiator fitted to the side elevation wall.

Dining Room 11'0" x 11'9" (3.35m x 3.58m)

Double glazed window fitted to the rear elevation, central heating radiator fitted to the side elevation, gas powered fire place with feature surround fitted central.

Spacious Kitchen 14'0" x 8'6" (4.27m x 2.59m)

Double glazed window fitted to the rear elevation, Ample oak style wall and base unit with ample unit space available, One and a half bowl sink with drainer and mixer tap, partially tiled walls, Eight spotlight style light fixtures fitted, Access door into side hallway with integral door into the garage and glazed paneled door into the rear garden.

Landing 8'0" x 6'9" (2.44m x 2.06m)

Double glazed window fitted to the side elevation access to:

Bedroom One 11'9" x 11'9" (3.58m x 3.58m)

Double glazed bay style window fitted to the front elevation, Central heating radiator fitted to the side elevation wall, Five spotlight style light fixtures fitted.

Bedroom Two 11'9" x 11'0" (3.58m x 3.35m)

Double glazed window fitted to the rear elevation, Central heating radiator fitted to the rear elevation wall.

Bedroom Three 6'9" x 6'9" (2.06m x 2.06m)

Double glazed window fitted to the front elevation, Central heating radiator fitted to the front elevation.

Modern Family Bathroom

Obscured double glazed window fitted to the rear elevation, Chrome towel radiator fitted to the side elevation along with a second central heating radiator fitted, Shower cubicle fitted with electric shower system, Bath tub with mixer tap and shower head fitted, Bidet and W.C fitted along with a sink fitted with a mixer tap, Partially tiled walls with coving fitted, Loft access above.

Garage 17'6" x 9'0" (5.33m x 2.74m)

Remote control shutter operated front.



External

To the front of the property sits a block paved driveway with ample off road parking. To the rear of the property sits an amazing array of beautifully maintained mature planting and trees around the outskirts of the garden giving a private aspect, With a large slabbed space and a pathway through the lawn area leading to an additional part of land to the end of the garden, This garden really is amazing and perfect for families that enjoy the outdoors or looking for a property with more space.

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

Council Tax Band :D

EPC :D

Tenure Information :Freehold

Any other Material Facts :Traditional Brick build with tiled roof and flat garage roof.

