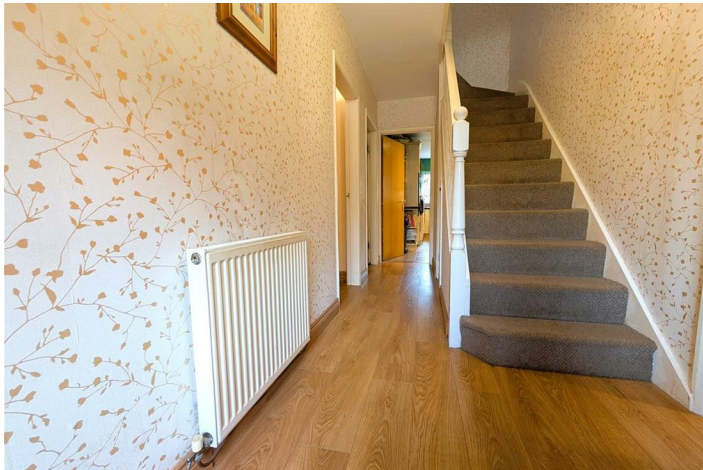


69 Fallowfield Road, Halesowen, B63 1BZ



## 69 Fallowfield Road, Halesowen



**Hicks Hadley**

**13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU**

0121 585 66 67

sales@hickshadley.com

<https://www.hickshadley.com>

**\*\*A PERFECT FAMILY HOME FOR UP-SIZERS\*\***

Hicks Hadley are proud to present to the market a perfectly presented mucklow style family home in a sought after and respected residential address. This semi detached property is situated perfectly for great schooling, transport links and amenities close by. The property briefly comprises: On approach a large creteprint driveway with ample off road parking available, Porch, spacious hallway into a home office space/forth bedroom with access to a ground floor shower room, Dining room through to a large lounge space with access doors into a great size garden, a re fitted kitchen with ample unit space and built in breakfast bar with an access door to the rear garden area. On the first floor sits three superb size bedrooms with fitted bespoke wardrobes where specified and a Modern family bathroom. The property further benefits from double glazing and gas central heating. **EARLY VIEWING HIGHLY RECOMMENDED.**

**Offers Over £350,000 - Freehold**

**Hicks Hadley**





#### Approach

On the approach of the property sits a creteprint Driveway with ample off road parking and a well maintained landscaped area.

#### Porch

##### Entrance Hallway 13'8" x 5'6" (4.17m x 1.68m)

Central heating radiator fitted to the side elevation, Stairs to first floor.

##### Office/Bedroom 11'4" x 7'2" (3.45m x 2.18m)

This useful space could be a forth bedroom or study space, Double glazed window fitted to the front elevation, Central heating fitted to both side elevations, Access door to a modern En suite.

##### En suite 7'10" x 4'0" (2.39m x 1.22m)

Electric shower cubicle fitted, W.C and sink fitted with vanity space built in, Housing Combi Boiler.

##### Dining Room 12'2" x 11'2" (3.71m x 3.40m)

Double glazed bay style window fitted to the front elevation, Gas central heating radiator fitted to the front elevation, Double doors opening into lounge space.

##### Lounge 18'8" x 11'2" (5.69m x 3.40m)

Double glazed patio style doors opening into the rear garden, The lounge space extended giving a spacious feel, Gas style feature fireplace fitted with surround, Central heating radiator fitted.

##### Kitchen Diner 14'9" x 13'9" (4.50m x 4.19m)

Double glazed window fitted to the rear elevation another extended space which makes for ample unit and drawer space along with a separate dining area, Integrated double oven fitted, Gas hob fitted with extractor fan fitted above, Partially tiled walls, Sink and drainer fitted with mixer tap fitted. Alliance space for dishwasher, washing machine and tumble dryer and american fridge freezer space, Breakfast bar fitted, Glazed door fitted to the dining space giving access to the rear garden, eleven Spot light style lighting fitted, Central heating radiator fitted to the side elevation.

#### Landing

##### Bedroom One 11'0" x 9'6" (3.35m x 2.90m)

Double glazed window fitted to the front elevation, Central heating radiator fitted to the front elevation, Bespoke wardrobe space fitted with lighting too.

##### Bedroom Two 10'9" x 11'2" (3.28m x 3.40m)

Double glazed window fitted to the rear elevation, Central heating radiator fitted to the rear elevation, Bespoke fitted mirror wardrobe space with integrated lighting.

##### Bedroom Three 5'7" x 7'7" rhh (1.70m x 2.31m rhh)

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

##### Family Bathroom 9'4" x 7'3" (2.84m x 2.21m)

Modern fitted bathroom, Central bathtub fitted with mixer tap, Separate shower cubicle fitted, W.C and sink fitted with mixer tap with vanity space fitted, Partially tiled walls, Double glazed obscured window fitted to the rear elevation, Six spotlights fitted to the ceiling.



#### External

Slabbed area with two access points to the rear garden, A private sunny aspect garden with mature planting around the perimeter and well maintained making for a great outdoor 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :D

EPC :TBC

Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build with tiled roof.

