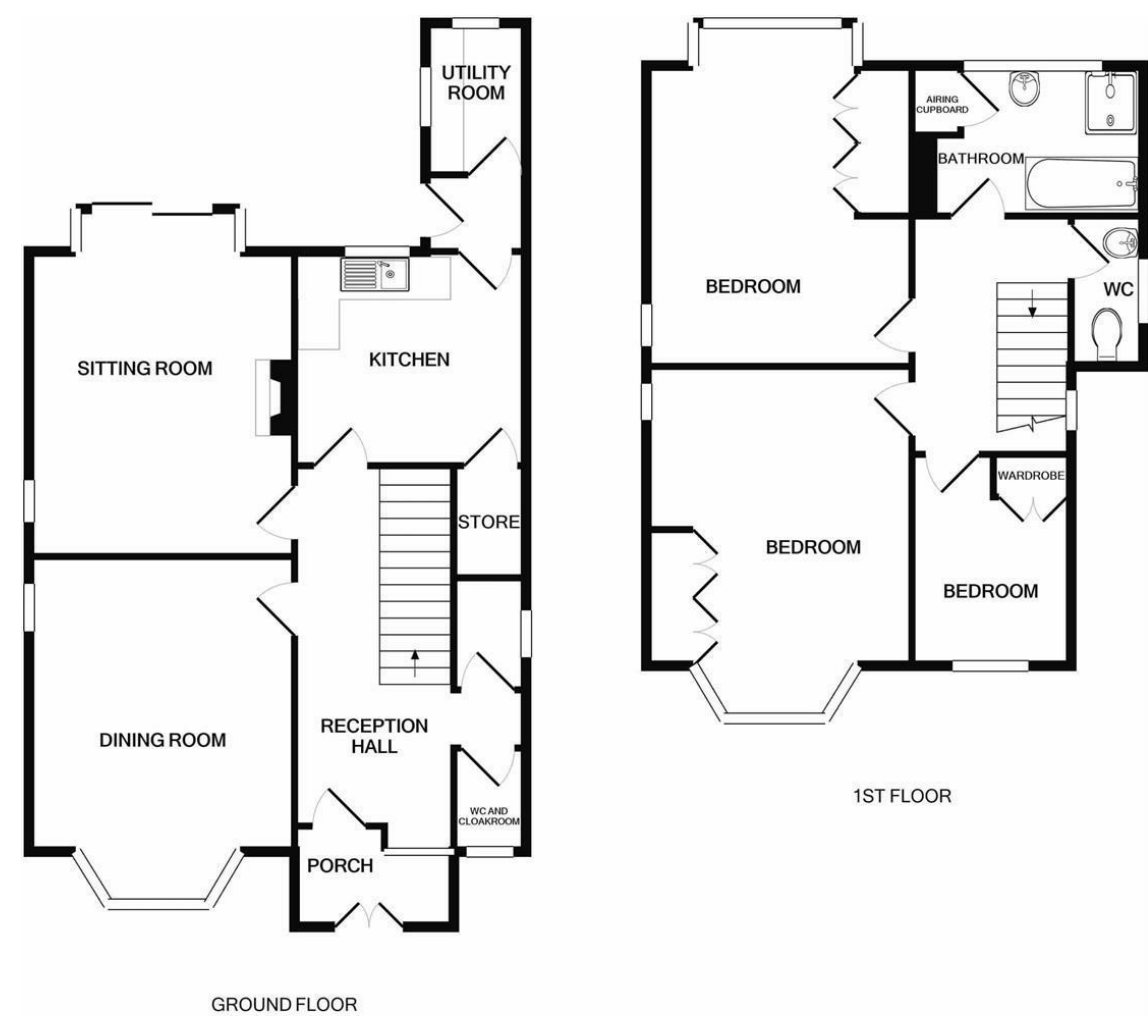


25 Douglas Road, Halesowen, West Midlands, B62 9HR



DOUGLAS ROAD - B62 9HR
Measurements are approximate. Not to scale. Illustrative purposes only
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25 Douglas Road, Halesowen



Hicks Hadley

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

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****ON AN EXCELLENT PLOT** PERFECT FAMILY RESIDENCE ****

A tremendous, extended, traditional three bedroom detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: porch, large entrance hall, two spacious reception rooms, fitted kitchen, three bedrooms and bathroom to first floor. The property further benefits from: large plot to include driveway, front, side and rear gardens, gas central heating and double glazing. **VIEWING ESSENTIAL TO APPRECIATE THE SIZE AND QUALITY OF THE PROPERTY. VIEWING HIGHLY RECOMMENDED. EPC: E**

Hicks Hadley

Offers Around £395,000 - Freehold



Porch

With access into:

Entrance Hall

Having original leaded feature stained glass window, original parquet flooring, radiator, stairs to first floor, under stairs storage cupboards and doors into:

Downstairs WC

With low flush W/C.

Spacious Lounge 17' x 12' 2 (5.18m x 3.66m 0.61m)

With central heating radiator, feature fire place, double glazed side window and double glazed patio doors to the garden.

Separate Dining Room 15' 6 x 12' 2 (4.57m 1.83m x 3.71m)

Having two central heating radiators, feature fireplace and double glazed bay window to front elevation.

Utility room

With plumbing for automatic washing machine, two double glazed windows and door into garden

Fitted Kitchen 10' 9 x 9' 10 (3.28m x 3.00m)

Having matching wall and base units with work surfaces over incorporating a single drainer sink with mixer tap, central heating radiator, under stairs pantry and double glazed windows to side and rear elevation.

Landing

With feature leaded stained glass window to side elevation and doors into:

Bedroom One 17' x 12' 2 (5.18m x 3.66m 0.61m)

Having fitted wardrobe, two central heating radiators, double glazed bay window to rear and double glazed window to side elevation.

Bedroom Two 16' 2 x 12' 2 (4.93m x 3.71m)

With fitted wardrobe and two central heating radiators, double glazed bay window to front elevation and double glazed window to side elevation.

Bedroom Three 9' 5 x 7' 4 (2.74m 1.52m x 2.13m 1.22m)

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

Family Bathroom

With suite to comprise: pedestal wash hand basin, bath, separate shower cubicle, airing cupboard, central heating radiator and double glazed window to rear elevation.



Separate WC

With central heating radiator radiator, wash hand basin and double glazed window to side elevation.

Garage

To the rear.

Outside

On a large plot offering considerable potential. Currently with driveway alongside pleasant front, side and rear gardens.

Agents Note

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

COUNCIL TAX BAND: D



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: E

All information has been provided by the vendor, please confirm all details with a chosen solicitor.

Vendor's Note

Our vendor informs us that a new boiler has been recently installed.

