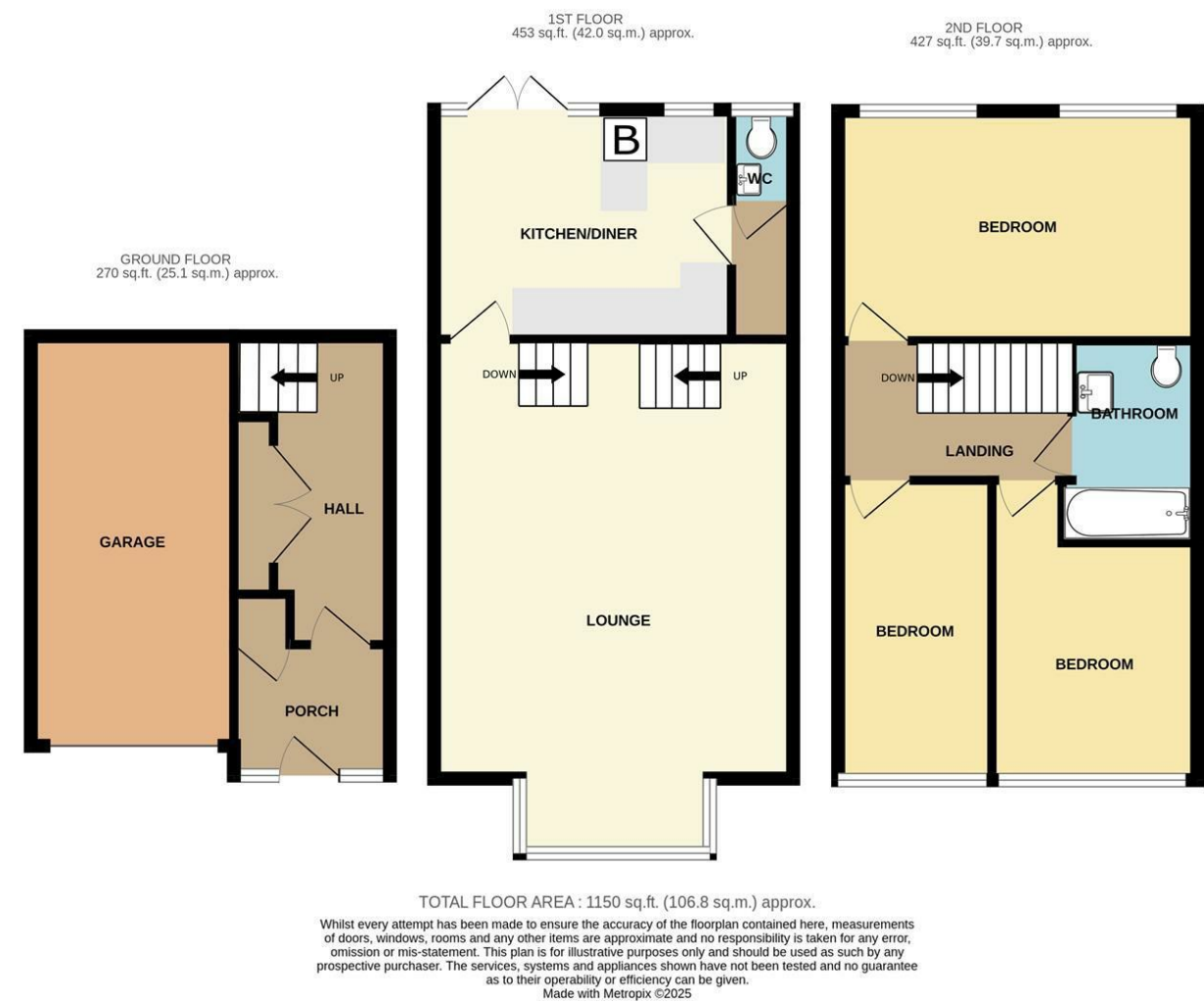


50 Iverley Road, Halesowen, B63 3EP



50 Iverley Road, Halesowen



Hicks Hadley

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

 0121 585 66 67

 sales@hickshadley.com

 <https://www.hickshadley.com>

A superbly presented and much updated three bedroom, three storey townhouse in this most popular of cul-de-sac locations for schools, transport links and all local amenities. The property briefly comprises: large porch, entrance hall with storage, spacious lounge, refitted kitchen/diner, lobby, first floor WC, three generously sized bedrooms and modern refitted bathroom to second floor. The property further benefits from: private rear garden, garage, driveway, gas central heating and double glazing. FANTASTIC PROPERTY FOR UPSIZERS. VIEWING HIGHLY RECOMMENDED. EPC: TBA

Hicks Hadley

Offers Over £250,000 - Freehold



Porch

With tiled flooring, obscured double glazing to front elevation and obscured double glazed front door entry into:

Entrance Hall

With central heating radiator, storage cupboard and stairs up to:

Spacious Lounge 18'6 x 15'11 (max) (5.64m x 4.85m (max))

Having double glazed bay window to front elevation, central heating radiator, stairs to second floor and door into:

Refitted Kitchen/Diner 12'11 x 9'8 (3.94m x 2.95m)

Having matching wall and base units with worktops over, single drainer sink unit, integrated oven and grill, gas hob, extractor chimney over, plumbing for automatic washing machine, splash back tiling, wall mounted Worcester boiler, spotlights, double glazed window to rear elevation, double glazed French doors into garden and door into:

Lobby

With heated towel rail, space for a fridge freezer and door into:

First Floor WC

With low flush wc, wall mounted wash hand basin, spotlight and obscured double glazed window to rear elevation.

Second Floor Landing

Having loft hatch and doors into:

Bedroom One 15'10 x 10'2 (max) (4.83m x 3.10m (max))

With spotlights, central heating radiator and two double glazed windows to rear elevation.

Bedroom Two 12'2 x 8'8 (max) (3.71m x 2.64m (max))

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

Bedroom Three 12'2 x 6'10 (3.71m x 2.08m)

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

Refitted Bathroom 8'6 x 5'5 (2.59m x 1.65m)

Having bath, shower over with rainfall head, shower screen, low flush wc, vanity wash hand basin, heated towel rail, spotlights and ceramic tiling.



Outside

Front: With long driveway leading to front entrance door and garage entrance door.

Rear: With paved patio area and steps up to lawn.

Garage

With up and over door.

Agents Note

COUNCIL TAX BAND: B

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

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: TBA

