

124 Broadway Avenue, Halesowen, B63 4RD



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Hicks Hadley

**13 Hagley Road
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****FANTASTIC FAMILY HOME****

A superbly presented and updated three bedroom semi-detached property in this most popular of locations offering great views of the surrounding countryside, convenient access to Halesowen town centre, popular schools and access to all local amenities. The property briefly comprises: porch, spacious open plan lounge/diner, modern refitted breakfast kitchen, conservatory, three double bedrooms and modern refitted family bathroom to first floor. The property further benefits from: private rear garden, driveway, garage, gas central heating and double glazing. **EARLY VIEWING HIGHLY RECOMMENDED. VERY POPULAR ADDRESS. EPC: TBA**

£295,000 - Freehold

Hicks Hadley



Porch

With double glazing to front and side elevation and front door into:

Spacious Lounge/Diner 23'1 x 12'5 (max) (7.04m x 3.78m (max))

With attractive feature fireplace, gas fire, two central heating radiators, double glazed window to front elevation, double glazed sliding patio door into conservatory and doors into:

Refitted Breakfast Kitchen 16'2 x 12'5 (max) (4.93m x 3.78m (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated double oven, Bosch gas hob, extractor over, integrated fridge and freezer, integrated dishwasher, splash back tiling, spotlights, storage cupboard, double glazed window to rear elevation and double glazed door to side elevation into the garden.

Conservatory 7'9 x 7'4 (2.36m x 2.24m)

With double glazed window to side elevation and double glazed sliding patio door into garden.

Stairs and Landing

With central heating radiator, storage cupboard, loft hatch, obscured double glazed window to side elevation and doors into:

Bedroom One 13'6 x 9'5 (max) (4.11m x 2.87m (max))

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

Bedroom Two 12'8 x 9'3 (max) (3.86m x 2.82m (max))

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

Bedroom Three 9'3 x 7'9 (2.82m x 2.36m)

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

Refitted Family Bathroom 10'10 x 6'11 (3.30m x 2.11m)

Having panel bath, separate shower cubicle, low flush wc, pedestal wash hand basin, central heating radiator and two obscured double glazed windows to rear elevation.

Garage

With up and over front entrance door and plumbing for automatic washing machine.



Outside

Front: Having driveway leading to front door, garage door and side access with adjacent lawn.

Rear: With patio area, wide side access and lawn with path to the left hand side leading to rear patio area.

Agents Note

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)

EPC: TBA

Tenure Information: FREEHOLD



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

Council Tax Band: C

