

39 Westbourne Road, Halesowen, B62 9NF



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Hicks Hadley

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**** IDEAL FAMILY HOME****

A traditional style, immaculately presented, semi detached family home, in this sought after cul-de-sac location for access to schools, amenities and transport links. The property briefly comprises: on approach a driveway with off-road parking available along with a garage, a porch into the entrance hallway, a spacious lounge, a fitted kitchen with dining space, with access to a private rear garden and access into the garage via side door. On the first floor sits three bedrooms and a family bathroom. This property further benefits from double glazing and central heating.

VIEWING HIGHLY RECOMMENDED

Asking Price £275,000 - Freehold

Hicks Hadley



Porch
Double glazing, One spotlight fitted.

Entrance hallway
Radiator fitted to the side elevation wall.

Lounge 14'2 max x 13'0 max (4.32m max x 3.96m max)
Having a double glazed upvc bay window to the front elevation, a central heating radiator to the front elevation and a gas fire fitted with a feature surround.

Kitchen 10'3 x 16'5 (3.12m x 5.00m)
With spotlights, a one bowl stainless steel sink with drainer, oak style worktops, a 5 ring gas hob with a stainless steel splash back and extractor above, an integrated double oven and an integrated dishwasher, a breakfast bar with additional unit space, a tall graphite central heating radiator fitted to the side elevation, an under stairs cupboard fitted and patio style doors into the garden.

Landing 6'0 x 7'4 (1.83m x 2.24m)
With loft access above and an obscured double glazed upvc window to the side elevation

Bedroom One 10'1 x 12'1 (3.07m x 3.68m)
With spotlights, a central heating radiator to the front elevation and a double glazed upvc window to the front elevation.

Bedroom two 10'4 x 10'1 (3.15m x 3.07m)
With spotlights fitted to the ceiling, a double glazed upvc window to the front elevation and a central heating radiator to the front elevation.

Bedroom three 7'6 x 6'0 (2.29m x 1.83m)
With spotlights fitted to the ceiling, a double glazed upvc window to the front elevation and a central heating radiator to the front elevation.

Bathroom
Partially tiled with spotlights fitted to the ceiling, a bath with a thermostatic shower over head, a chrome central heating radiator fitted, a sink with a built in vanity unit and a mixer tap and a frosted double glazed upvc window to the rear elevation.

Garage 16'7 x 9'1 (5.05m x 2.77m)
Having a window and door to the rear elevation, an up and over garage door, Worcester combi boiler, base and wall units with space for washing machine and dryer and an integral door into the kitchen

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 :B

EPC :D



Tenure Information :Freehold

Any other Material Facts :Traditional brick and block build.
All information has been provided by the vendors, please confirm details with a chosen solicitor.

