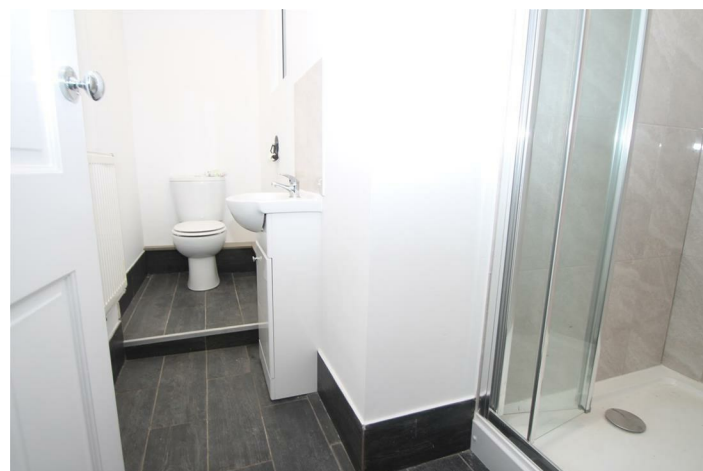


39 Cobham Road, Halesowen, B63 3JZ



## 39 Cobham Road, Halesowen



### Hicks Hadley

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West Midlands  
B63 4PU



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<https://www.hickshadley.com>

#### \*\*NO UPWARD CHAIN\*\*

A stylish, refurbished terraced property with attractive period features; excellently positioned in this popular cul-de-sac location for access to Halesowen Town centre, transport links and all local amenities. The property briefly comprises: entrance lobby, spacious lounge with wood burner, refitted kitchen with island, rear lobby, dining room/ground floor bedroom with mezzanine, downstairs shower room, two double bedrooms and impressive refitted bathroom with separate shower cubicle to first floor. The property further benefits from: long rear garden, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE QUALITY OF THE ACCOMODATION. EPC: D

**Offers Over £220,000 - Freehold**

**Hicks Hadley**





#### Entrance Lobby

Front door into lobby with door to cellarette, ceiling light and doors to;

#### Spacious Lounge 12'9 x 12'3 (3.89m x 3.73m)

With original coving, wood burner, double glazed bay window to front elevation with plantation shutters and cast iron period anthracite radiator.

#### Refitted Kitchen 13'7 x 12'3 (4.14m x 3.73m)

Having a range of high gloss base units with work surfaces over, single drainer ceramic sink unit with multi function tap, island with integrated electric cooker, electric hob with extractor over and breakfast bar, matching wall units, integrated dishwasher, double glazed window to rear elevation, cast iron period anthracite radiator, coving, further appliance space and door to;

#### Rear Lobby 8'4 x 6'2 (2.54m x 1.88m)

With door to entrance passage, double glazed french doors to garden, cupboard with plumbing for washing machine and space for further appliance, laminate flooring and door to;

#### Dining Room/ Ground Floor Bedroom 11'8 x 7'8 (3.56m x 2.34m)

With double glazed window to side elevation, high ceiling with velux window, central heating radiator, ladder to mezzanine bed and door to;

#### Refitted Downstairs Shower Room

With shower cubicle, low flush WC, wash hand basin and slate flooring.

#### Landing

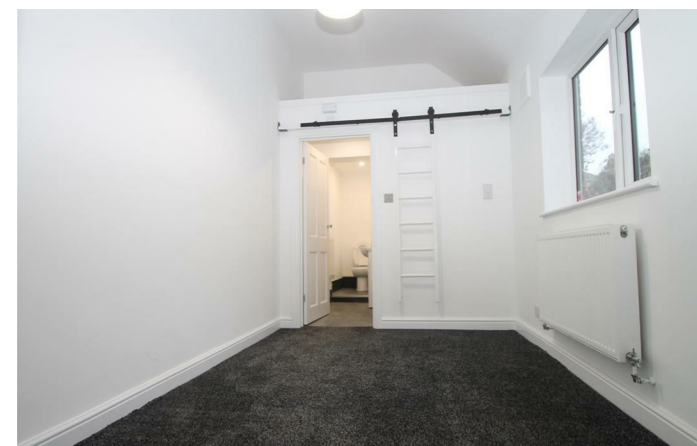
With loft access with pull down ladders and boarded out for storage, original fitted cupboards and doors off;

#### Bedroom One 13'7 x 12'3 (4.14m x 3.73m)

Spacious double with double glazed window to rear elevation, central heating radiator, fitted storage cupboard/ wardrobe.

#### Bedroom Two 12'4 x 11'9 (3.76m x 3.58m)

Another good sized double with central heating radiator and double glazed window to front elevation.



#### Refitted Bathroom

Having a free standing roll top bath with mixer tap, separate shower cubicle, low flush WC, pedestal wash hand basin, Victorian style heated towel rail, part tiled walls, spot lighting and obscured double glazed window to front elevation.

#### Outside

Front: Set back from the road with brick wall and steps to inner passage with two entrances.

Rear: To the rear of the property is a private garden with decked area leading to lawn, one shed and one summerhouse used as an entertainment area with power and lighting.

#### 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)

Council Tax Band: B

EPC: D

Tenure Information: FREEHOLD

