

5 Two Gates Lane, Halesowen, B63 2LJ



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Hicks Hadley

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****SUPERB OPTION FOR FIRST TIME BUYERS****

Attractively renovated and well presented two bedroom end of terrace property in this most convenient of locations for all local amenities. The property briefly comprises: refitted kitchen, spacious lounge, lobby, large cellar, landing, two double bedrooms and refitted bathroom with separate shower. The property further benefits from: attractive private rear garden, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SPACIOUSNESS AND MODERN DECOR. EPC: D

Offers In The Region Of £175,000 - Freehold

Hicks Hadley



Refitted Kitchen 11'11 x 11'1 (max) (3.63m x 3.38m (max))

Having matching wall and base units with worktops over to incorporate single drainers ink unit, integrated oven, integrated microwave, gas hob, extractor chimney over, plumbing for automatic washing machine, integrated fridge/freezer, double glazed window to rear elevation, double glazed door into garden and open access to:

Lobby

With door into:

Cellar 12'6 x 10'8 (max) (3.81m x 3.25m (max))

Having useful storage space.

Spacious Lounge 12'5 x 10'6 (max) (3.78m x 3.20m (max))

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

Landing

With loft hatch and doors into:

Bedroom One 13'11 x 12'4 (max) (4.24m x 3.76m (max))

With modern central heating radiator and two double glazed windows to front elevation.

Bedroom Two 8'8 x 8'2 (2.64m x 2.49m)

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

Refitted Bathroom 11'11 x 5'5 (max) (3.63m x 1.65m (max))

Having bath, low flush wc, vanity wash hand basin, separate shower cubicle, heated towel rail, spotlights, ceramic tiling and obscured double glazed window to rear elevation.

Outside

Front: With access to the shared side entry leading to main entrance door.

Rear: With access gate to side entry, large paved patio area and lawn beyond.

Agents Note

EPC: D

COUNCIL TAX BAND: A

All mains services are connected.

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



solicitor.

Broadband/mobile coverage- please check on link - [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

