

2 Hunnington Crescent, Halesowen, B63 3DJ



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**Hicks Hadley**

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

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**\*\*EXCELLENT OPTION FOR INVESTORS, UPSIZERS AND FIRST TIME BUYERS\*\***

End three bedroom, three storey townhouse with excellent views in a superb location for access to the town centre, schools and all local amenities. The property briefly comprises: entrance hall, utility room, downstairs wc, fitted kitchen, spacious 'L' shaoe lounge/diner, three good sized bedrooms and modern family bathroom. The property further benefits from: private rear garden, long driveway and garage. VIEWING HIGHLY RECOMMENDED. POTENTIAL FOR INVESTORS. EPC: E

**Hicks Hadley**

**£240,000 - Freehold**





#### Entrance Hall

With central heating radiator, stairs to first floor and doors into:

#### Utility Room 14'9 x 6'2 (max) (4.50m x 1.88m (max))

With plumbing for automatic washing machine, sink and central heating radiator.

#### Downstairs WC

With wc, wash hand basin and obscured double glazed window to front elevation.

#### First Floor Landing

With central heating radiator, cupboard housing wall mounted boiler, door into garden and doors into:

#### Fitted Kitchen 9'2 x 7'10 (2.79m x 2.39m)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, integrated oven, gas hob with extractor over, spotlights and double glazed window to rear elevation.

#### Spacious 'L' shaped Lounge/Diner 19'8 x 15'5 (max) (5.99m x 4.57m 1.52m (max))

Having two central heating radiators and double glazed window to front elevation.

#### Second Floor Landing

With storage cupboard, loft hatch and doors into:

#### Bedroom One 14'9 x 9'6 (4.50m x 2.90m)

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

#### Bedroom Two 13'1 x 8'10 (3.99m x 2.69m)

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

#### Bedroom Three 10'2 x 6'2 (3.10m x 1.88m)

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

#### Refitted Bathroom

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

#### Garage

Spacious Garage with up and over door.



#### Outside

Front: With driveway leading to garage and first floor entrance door.

Rear: With first floor access door leading down steps on to low maintenance garden with side access to driveway and private pedestrian access to Waxland Road at the rear.

#### Agents Note

COUNCIL TAX BAND: B

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

All mains 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)

