

43 Cherry Orchard Avenue, Halesowen, B63 3RZ



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Hicks Hadley

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**** PROMINENT CORNER PLOT *** CLOSE TO SCHOOLS AND TRANSPORT LINKS****

A beautifully updated three bedroom semi detached property in this most popular sought after location for access to schools, colleges and transport links. The property briefly comprises: an entrance hallway, a spacious lounge, a study/playroom, kitchen/diner, a ground floor shower room and three double bedrooms. The property further benefits from: off road parking and garage to the rear of the property, Gas central heating and a private rear garden. VIEWING HIGHLY RECOMMENDED. EPC:D. COUNCIL TAX BAND:C.

Offers Over £330,000 - Freehold

Hicks Hadley



Entrance Hall 5'4 x 12'1 (1.63m x 3.68m)
With a composite glazed door with a glazed panel to the side allowing for much natural sunlight through and a tall central heating radiator to the side elevation.

Study/Playroom/Office space
Partially panelled with a double glazed upvc window to the front and side elevation, a central heating radiator to the front elevation and a sliding door allowing access into the entrance hallway.

Lounge 14'4x 10'9 (4.37mx 3.28m)
With a double glazed bay style window to the front elevation and a gas fire place fitted central.

Shower room
Partially tiled having four spotlights with a tiled walk in shower cubicle with a thermostatic waterfall effect shower, a sink with a vanity unit underneath, housing boiler and a double glazed upvc frosted window to the rear elevation.

Kitchen/diner 16'0x14'2 (4.88mx4.32m)
Having five spotlights, three double glazed Upvc windows fitted to the rear and side elevation, ample unit space, an integrated electric oven, an integrated microwave and an integrated under-counter fridge/freezer, space for a washing machine and a one bowl stainless steel sink with a drainer and mixer tap, Walk in storage under-stairs cupboard.

Landing 5'5x14'3 (1.65mx4.34m)
With a modern fitted central heating radiator to the side elevation, loft access four spotlights above and a glass and oak style banister fitted.

Bedroom One 14'4x10'9 (4.37mx3.28m)
Partially paneled wall with a double glazed window to the side elevation, a central heating radiator to the side elevation and a fitted sliding mirrored wardrobe.

Bedroom Two 15'1 x 7'10 (4.60m x 2.39m)
With four spotlights, two double glazed upvc windows to the rear elevation and a central heating radiator to the rear elevation with have vaulted ceiling.

Bedroom Three 12'4 x6'9 (3.76m x2.06m)
With a double glazed upvc window to the side elevation, a central heating radiator to the side elevation, four spotlights above and a skylight style window to the ceiling and have vaulted ceiling.

Family Bathroom
Partially tiled with a double glazed frosted window to the rear elevation, a chrome towel radiator to the side elevation, four spotlights above, a sink with a mixer tap and a vanity underneath.

Garage
With an up and over turn key door.



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 :C

EPC :D



Tenure Information :Freehold

Any other Material Facts :Traditional Brick and block build with tiled roof,All information has been provided by the vendor,Please confirm details with a chosen solicitor.

Outside
Front: Having a front lawn with a path leading to a side entrance.

Rear: Having a back door leading out to a patio area and a well maintained lawn area,access gate to the side of the property and the rear with access to the garage and driveway.

Vendor Note
CCTV and alarm system,

