

23 Whittingham Road, Halesowen, B63 3TF



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**Hicks Hadley**

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**\*\*NO UPWARD CHAIN\*\* \*\*SUPERB FIRST TIME BUY\*\***

A fantastic opportunity to acquire a well presented three bedroom semi detached property located in the most popular of locations for schools and local amenities whilst being walking distance to Halesowen town centre. The property comprises: Porch, Welcoming hallway, front facing lounge with doors opening into an extended lounge/Dining room with access to a beautifully maintained garden, Fitted kitchen with an integral door into the large garden space and ground floor W.C/Utility room, On the first floor sits Three well sized bedrooms and a family bathroom. This property further benefits from gas central heating throughout. COUNCIL TAX BAND C EPC: TBC

**Asking Price £260,000 - Freehold**

**Hicks Hadley**





### Porch

#### Entrance hallway 11'7 x 6'4 (3.53m x 1.93m)

Having a glazed door with panels to the side allowing natural light throughout, a central heating radiator to the side elevation and a storage cupboard housing the metre boxes.

#### Lounge 11'9 x 12'8 max (3.58m x 3.86m max)

With a double glazed window to the front elevation, a central heating radiator to the front elevation, a feature fireplace central and glazed doors into the rear lounge/diner.

#### Rear lounge/Diner 18'8 x 10'5 max (5.69m x 3.18m max)

With a central heating radiator to the side elevation, a double glazed window to the side elevation and a glazed door to the rear elevation.

#### Kitchen 7'8 x 10'6 (2.34m x 3.20m)

Partially tiled with a double glazed window to the rear elevation, a one and a half bowl stainless steel sink and drainer, ample unit space with space for a dishwasher and washing machine, an integrated oven, a four ring gas hob, a door into the utility/w.c and an integral door to the garage.

#### Utility/w.c 10'5 x 4'5 (3.18m x 1.35m)

Partially tiled with a wall mounted combi boiler, a w.c, unit space and appliance space.

#### Landing 9'9 x 6'0 (2.97m x 1.83m)

Having an obscured window to the side elevation, a storage cupboard and loft access above.

#### Bedroom One 10'6 x 11'0 (3.20m x 3.35m)

With a double glazed window to the front elevation, a central heating radiator to the front elevation and built in cupboard space

#### Bedroom Two 12'6x 10'6 (3.81mx 3.20m)

With built in cupboard space, a double glazed window to the rear elevation and a central heating radiator to the rear elevation.

#### Bedroom Three 7'6 x 7'5 (2.29m x 2.26m)

With a double glazed window to the front elevation and a central heating radiator to the front elevation



### Bathroom

Having an obscured double glazed window to the rear elevation, bath with a mixer tap, a thermostatic waterfall effect shower above with a shower screen fitted, a sink with a mixer tap with a vanity unit underneath, a w.c and a tall white towel radiator fitted.

#### Garage 14'0 x 8'2 (4.27m x 2.49m)

With an up and over door, electric and lighting.

### Outside

Front: With a wide driveway leading to the front door and garage.

Rear: Having a slabbed area leading to a deceptively large lawn area with mature planting around the borders.



### Agent's Note

All main services are connected.

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

EPC:TBA

Tenure information: FREEHOLD

COUNCIL TAX BAND:C

