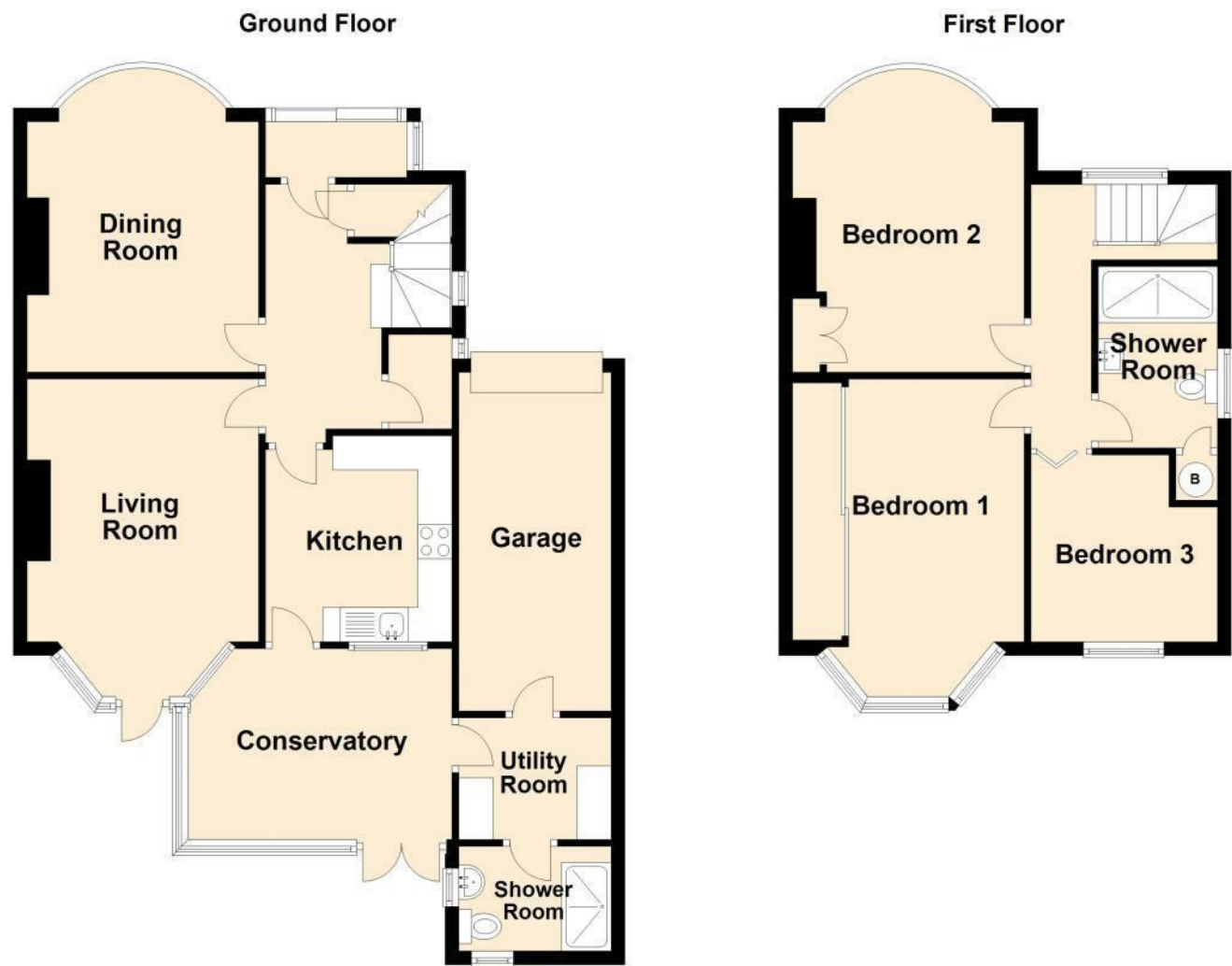


46 Gower Road, Halesowen, B62 9BX



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.



46 Gower Road, Halesowen



Hicks Hadley

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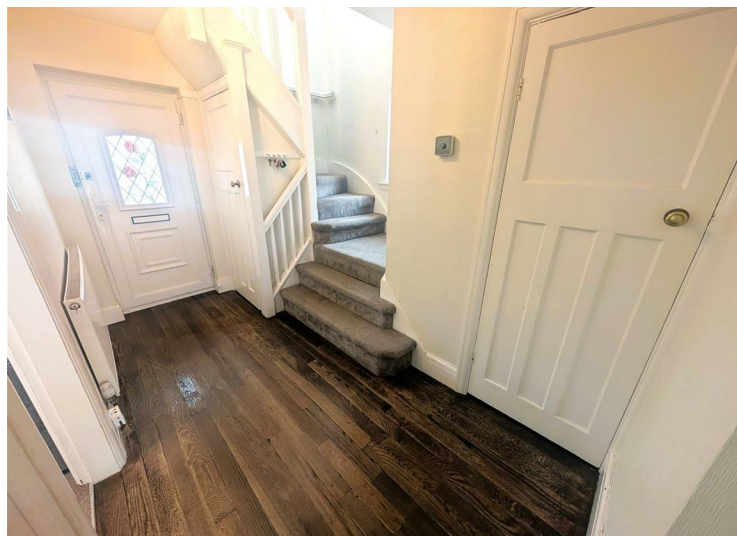
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****NO UPWARD CHAIN****
Hicks Hadley are proud to present to the market this spacious and beautifully presented three bedroom semi detached property in one of Halesowen most sought after locations benefiting from great schools,local amenities and motorway access nearby whilst still maintaining a very family orientated residential location. The property briefly comprises:A large block paved driveway with ample off road parking along with a garage,porch,spacious entrance hallway,front facing reception room and separate dining room,re fitted kitchen with access to the great size conservatory off to it a utility space with an integral door to thew garage space and access to a ground floor shower room,On the first floor sits three super sized double bedrooms and a modern family bathroom.This home further benefits from a large beautifully maintained rear garden,gas central heating and double glazing throughout. VIEWING RECOMMENDED EPC C.

Hicks Hadley

Offers Over £400,000 - Freehold



Enclosed Porch

Double glazed window and door.

Entrance halway 12'1" x 5'5" (3.68m x 1.65m)

Composite front door with glazed panel, Two large storage cupboard, Radiator fitted to the side elevation, obscured glazed window to the side elevation with stairs leading to first floor.

Lounge 11'9" x 11'1" max (3.58m x 3.38m max)

Bay style double glazed window to the front elevation, radiator fitted to the side elevation, Spot lights fitted to the ceiling.

Dining room 12'5" x 11'1" max (3.78m x 3.38m max)

Radiator fitted to the side elevation, Bay style window fitted to the rear elevation with access glazed door leading to the rear garden.



Kitchen 9'8" x 8'9" (2.95m x 2.67m)

Tall radiator fitted to the side elevation, Double oven fitted, ceramic hob with glass splash back and BOSCH extractor fan above, Space for washer, Integrated under counter fridge fitted, Oak style work tops with one bowl sink fitted with chrome mixer tap, Integrated BOSCH microwave fitted, Double glazed window fitted to the rear elevation.

Conservatory 11'9" x 9'1" (3.58m x 2.77m)

Double glazing throughout, Doors into the rear garden, radiator fitted to the side elevation,

Utility 7'3" x 5'8" (2.21m x 1.73m)

Ample appliance space, access door to garage space and access door to the walk in shower room, work surface areas, plumbing for washing machine.

Ground floor W.C and shower 7'3" x 5'0" (2.21m x 1.52m)

Obscured glazed window to the rear and side elevation, Partially tiled walls, walk in shower cubicle with fitted electric shower, White towel radiator fitted to the side elevation, w.c with low flush and pedestal wash hand basin.

Landing

Bedroom one 12'5" x 11'1" (3.78m x 3.38m)

Double glazed bay style window fitted to the rear elevation, Radiator fitted to the inside elevation.

Bedroom two 11'9" x 11'1" (3.58m x 3.38m)

Bay style double glazed window fitted to the front elevation, Radiator fitted to the side elevation.

Bedroom three 8'9" x 8'9" (2.67m x 2.67m)

Double glazed window fitted to the rear elevation, Tall radiator fitted to the side elevation wall.

Family Bathroom 8'7" x 5'4" (2.62m x 1.63m)

Two obscured glazed windows fitted to the side elevation allowing much natural sunlight through, Walk in double shower cubicle with thermostatic shower with waterfall effect shower head fitted, Sink with mixer tap and vanity unit underneath, w.c with low flush, Partially tiled, chrome towel radiator fitted to the side elevation, ample storage space also housing 'Valiant' boiler.



External

To the front of the property sits a large block paved driveway with ample off road parking along with a bordered planting to the front of the driveway, To the rear of the property with the benefit of a great sized garden with a large patio area and brick wall border with a step to a mature lawn space perfect for young family, to the edge of the garden also sits a slabbed shed base.

Garage 7'7" x 16'0" max (2.31m x 4.88m max)

Great size garage with not only access to the front but integral door also with electric and lighting.

Agent notes

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 :D

EPC :C

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 all details with a chosen solicitor.

