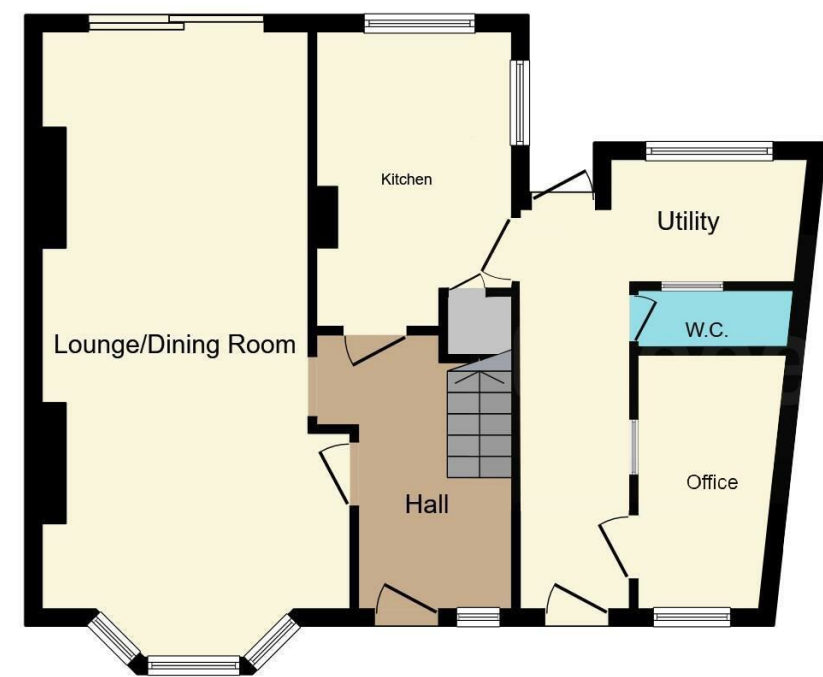
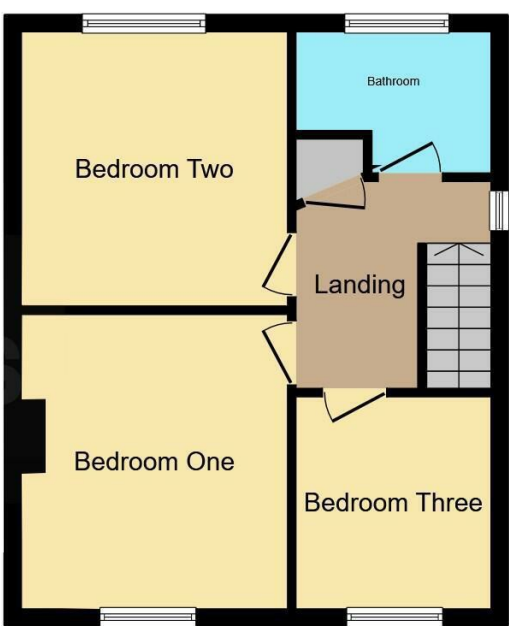


23 Fatherless Barn Crescent, Halesowen, B63 2ET



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



23 Fatherless Barn Crescent, Halesowen



Hicks Hadley

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West Midlands
B63 4PU

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<https://www.hickshadley.com>

****GREAT FOR UPSIZERS** **EXTRA LARGE PRIVATE REAR GARDEN****
Well presented three bedroom semi-detached property on an impressive plot; located superbly for access to schools, local amenities and transport links. The property briefly comprises: reception hall, spacious lounge/diner, fitted kitchen, utility, downstairs wc, office, wide landing, three generously sized bedrooms and family bathroom to first floor. The property further benefits from: extra large private rear garden and driveway with adjacent front garden. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SPACIOUS NATURE OF THE PROPERTY. EPC: C

Hicks Hadley

£265,000 - Freehold



Reception Hall

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

Spacious Lounge/Diner 23'4 x 12'1 (max) (7.11m x 3.68m (max))

With two central heating radiators, log burner, double glazed bay window to front elevation and double glazed French doors to rear elevation.

Fitted Kitchen 10'1 x 7'9 (max) (3.07m x 2.36m (max))

Having matching wall and base units with worktops over to incorporate single drainer sink unit, integrated oven, gas hob, extractor over, ceramic tiling, storage cupboard, double glazed window to side elevation, double glazed window to rear elevation and door into:

Utility 18'5 x 10'10 (max) (5.61m x 3.30m (max))

Having plumbing for automatic washing machine, space for other appliances, door to front of the property, door to access the rear of the property and doors into:

Downstairs WC

Having low flush wc, wall mounted wash hand basin and obscured window to side elevation.

Office 10'3 x 6'3 (max) (3.12m x 1.91m (max))

With electric heater, double glazed window to side elevation and obscured double glazed window to front elevation.

Landing

With loft hatch, storage cupboard housing wall mounted boiler, double glazed window to side elevation and doors into:

Bedroom One 11'10 x 10'8 (max) (3.61m x 3.25m (max))

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

Bedroom Two 11'1 x 10'9 (max) (3.38m x 3.28m (max))

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

Bedroom Three 8'7 x 7'11 (max) (2.62m x 2.41m (max))

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



Family Bathroom

Having panel bath with shower over, shower screen, low flush wc, wall mounted wash hand basin, central heating radiator, ceramic tiling and obscured double glazed window to rear elevation.

Store 15'10 x 8'2 (4.83m x 2.49m)

External storage facility located in the rear garden.

Outside

Front: With left hand pathway leading to front door demarcated by low level wall, adjacent lawn and driveway to the right hand side leading to utility entrance door.

Rear: With 'L' shaped private rear garden having patio



area and pathway leading to the rear with outside store access, ample lawns and mature shrubbery.

Agents Note

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

COUNCIL TAX BAND: B

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)

EPC: C

