

21 Mayfield Road, Halesowen, B63 1BQ



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Hicks Hadley

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**\*\*HUGE SINGLE STOREY REAR EXTENSION\*\***  
A superbly presented and heavily extended three bedroom semi-detached Mucklow built property in this ever popular location for schools, transport links and all local amenities. The property briefly comprises: entrance hall, deluxe open plan kitchen/diner with island, spacious extended rear lounge, front sitting room, downstairs wc, three generously sized bedrooms and refitted bathroom with separate shower to first floor. The property further benefits from: long and wide private rear garden with sunny aspect, driveway for several cars, garage with utility section, gas central heating and double glazing. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: TBA

Offers In The Region Of £389,950 - Freehold

Hicks Hadley





### Entrance Hall

Having storage cupboard, spotlights, central heating radiator, obscured double glazing to front elevation, stairs to first floor landing and doors into:

### Deluxe Open Plan Kitchen/Diner 19'9 x 13'5 (6.02m x 4.09m)

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, larder, integrated appliances to include: Bosch oven, Bosch fridge/freezer, Neff dishwasher, wine cooler, island with breakfast bar area, electric power points and integrated Bosch electric hob, tiled flooring, central heating radiator, spotlights, double glazed Velux style window, double glazed window to side elevation, double glazed window to rear elevation and double glazed door into garden

### Spacious Lounge 20'1 x 11'4 (6.12m x 3.45m)

With feature fireplace, gas fire, central heating radiator and double glazed patio doors to rear elevation.

### Sitting Room 12'9 x 11'4 (3.89m x 3.45m)

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

### Downstairs WC

With low flush wc, vanity wash hand basin, heated towel rail and obscured double glazed window to side elevation.

### Landing

With loft hatch and doors into:

### Bedroom One 13'7" x 11'5" (max) (4.14m x 3.48m (max))

Having integrated wardrobes, central heating radiator and double glazed window to front elevation.

### Bedroom Two 10'10 x 9'2 (3.30m x 2.79m)

Having integrated wardrobes, central heating radiator and double glazed window to rear elevation.

### Bedroom Three 13'5 x 12'5 (max) (4.09m x 3.78m (max))

Having integrated wardrobe, central heating radiator and double glazed window to front elevation.



### Refitted Bathroom 9'9 x 7' (max) (2.97m x 2.13m (max))

Having panel bath, separate shower cubicle, low flush wc, pedestal wash hand basin, heated towel rail and obscured double glazed window to rear elevation.

### Garage with Utility 11'4 x 7'4 (3.45m x 2.24m)

Having wall mounted boiler, plumbing for automatic washing machine, space for further appliance and door into entrance hall.

### Outside

Front: With gravelled driveway for several cars leading to front door, garage door and side entrance.

Rear: With patio area, steps up to the left hand side



leading to attractively maintained central tiers with artificial turf section and shrubbery section, the top tier has very large lawn stretching back close to the rear boundary.

### Agents Note

COUNCIL TAX BAND: D

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

EPC: TBA

All mains services are connected (water/gas/electric).

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

