

11 Cherry Tree Lane, Halesowen, B63 1DU



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**Hicks Hadley**

13 Hagley Road  
Halesowen  
West Midlands  
B63 4PU

 0121 585 66 67

 [sales@hickshadley.com](mailto:sales@hickshadley.com)

 <https://www.hickshadley.com>

**\*\*NO UPWARD CHAIN\*\* \*\*SUPERB LOCATION\*\***

An extended four bedroom detached property with great potential in this most popular of locations in Hayley Green. The property briefly comprises: porch, reception hall, downstairs wc, open plan reception rooms, two conservatories, fitted kitchen/diner, utility room, four large bedrooms and bathroom to first floor. The property further benefits from: good sized garage featuring boiler (installed 2023), long driveway and private rear garden. A FANTASTIC OPPORTUNITY FOR UPSIZERS. EARLY VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE OF THE PROPERTY. EPC: D

**Hicks Hadley**

**£350,000 - Freehold**





**Porch**

With double glazing to side elevation, double glazed patio style front entrance door and double glazed door into:

**Reception Hall**

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

**Downstairs WC**

With low flush wc and vanity wash hand basin.

**Open Plan Living Area 25'5 x 12'4 (max) (7.75m x 3.76m (max))**

To include front and rear reception rooms, feature fireplace, gas fire, double glazed bay window to front elevation and open access into:



**Conservatory One 9'1 x 7'1 (max) (2.77m x 2.16m (max))**

With double glazing to side and rear elevation and double glazed door into garden.

**Kitchen/Diner 17'2 x 8'10 (5.23m x 2.69m)**

Having matching wall and base units with worktops over to incorporate double sink unit, integrated Bosch double oven, electric hob, extractor over, splash back tiling, central heating radiator, double glazed window to rear elevation and doors into:

**Utility Room**

With ceramic tiling, wash hand basin, plumbing for automatic washing machine and plumbing for dishwasher.

**Conservatory Two 8'4 x 8'1 (2.54m x 2.46m)**

With door into garden.



**Landing**

With loft hatch, storage cupboard, obscured double glazed window to front elevation and doors into:

**Bedroom One 12'4 x 12'3 (3.76m x 3.73m)**

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

**Bedroom Two 12'3 x 10'1 (3.73m x 3.07m)**

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

**Bedroom Three 8'10 x 8'10 (2.69m x 2.69m)**

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



**Bedroom Four 12'4 x 7'3 (max) (3.76m x 2.21m (max))**

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

**Bathroom**

With corner bath, wall mounted shower over, corner wash hand basin, low flush wc and obscured double glazed window to front elevation.

**Garage 16'2 x 7'9 (4.93m x 2.36m)**

With up and over door and wall mounted boiler (fitted 2023).

**Outside**

Front: With shrubbery to the right hand side and long



driveway leading to front door and garage entrance to the left hand side.

Rear: With patio area leading to lawn and surrounding mature shrubbery.

**Agents Note**

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

**COUNCIL TAX BAND: D**

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:D

