

12 Ennerdale Drive, Halesowen, B63 1HL



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Hicks Hadley

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****FOUR BEDROOM DETACHED PROPERTY IN A PREMIUM SPOT****

Spacious four bedroom detached property on the ever popular Squirrels Estate in Halesowen; fantastic cul-de-sac location for access to schools, transport links and all local amenities. The property briefly comprises: entrance hall, downstairs wc, large front lounge, extended dining room/sitting room, fitted kitchen, four good sized bedrooms and family bathroom to first floor. The property further benefits from: double glazing where specified, private rear garden, long garage with brick store to the rear and drive with carport. EXCELLENT OPTION FOR UPSIZERS. VIEWING HIGHLY RECOMMENDED. EPC: D

Hicks Hadley

Offers In The Region Of £355,000 - Freehold



Entrance Hall

With front door entrance, double glazing to front elevation, stairs to first floor and doors into:

Downstairs WC

With low flush wc, wash hand basin and under stairs storage.

Spacious Lounge 15'6 x 10'11 (4.72m x 3.33m)

With double glazed bow window to front elevation, feature fireplace and door into:

Extended Dining Room/Sitting Room

With double glazed bow window to rear elevation, double glazed patio door into garden and door into:



Fitted Kitchen 13' x 8'6 (3.96m x 2.59m)

Having matching wall and base units with worktops over, oven, gas hob, cooker hood, space for fridge freezer, plumbing for washing machine, space for further appliance and door leading into garden.

Landing

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

Bedroom One 13'8 x 8'5 (into wardrobe) (4.17m x 2.57m (into wardrobe))

Bedroom Two 11'1 x 8'5 (3.38m x 2.57m)

With double glazed window to rear elevation.

Bedroom Three 9'4 x 7'9 (2.84m x 2.36m)

With integrated wardrobe and double glazed window to front elevation.

Bedroom Four 9'5 x 7'2 (2.87m x 2.18m)

With double glazed window to rear elevation.

Family Bathroom 6'6 x 6' (1.98m x 1.83m)

Having bath with shower over, low flush wc, wash hand basin, ceramic tiling and obscured double glazed window to side elevation.

Garage 18'6 x 8'3 (5.64m x 2.51m)

With up and over door and door into:

Store 8'3 x 7'9 (2.51m x 2.36m)

With obscured window to rear elevation and door into garden.



Outside

Front: With lawn and adjacent driveway leading to carport, garage entrance and front door.

Rear: With paved patio area and steps up to lawn.

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 (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)

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