

11 Summer Hill, Halesowen, B63 3BU



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Hicks Hadley

13 Hagley Road
Halesowen
West Midlands
B63 4PU

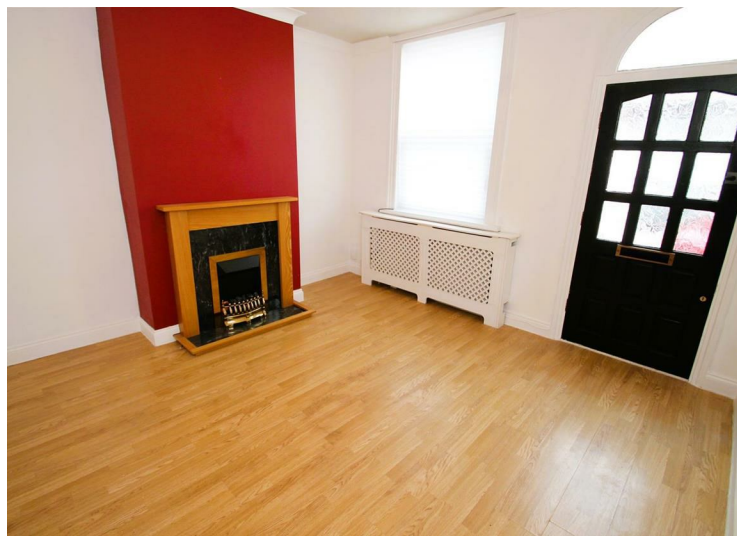
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A PERFECT OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS
Set within a popular and well-established residential area, this charming two-bedroom mid-terrace home offers superb convenience — just a short stroll from Halesowen town centre and excellent transport links. Beautifully positioned and deceptively spacious, the property features an inviting entrance , two generous reception rooms, and a well-proportioned kitchen with ample storage and a family bathroom. Upstairs, you'll find two comfortable double bedrooms. To the rear, a low-maintenance garden provides the ideal outdoor space for relaxing or entertaining. A fantastic chance to secure a well-located home with strong appeal for both owner-occupiers and rental investors.

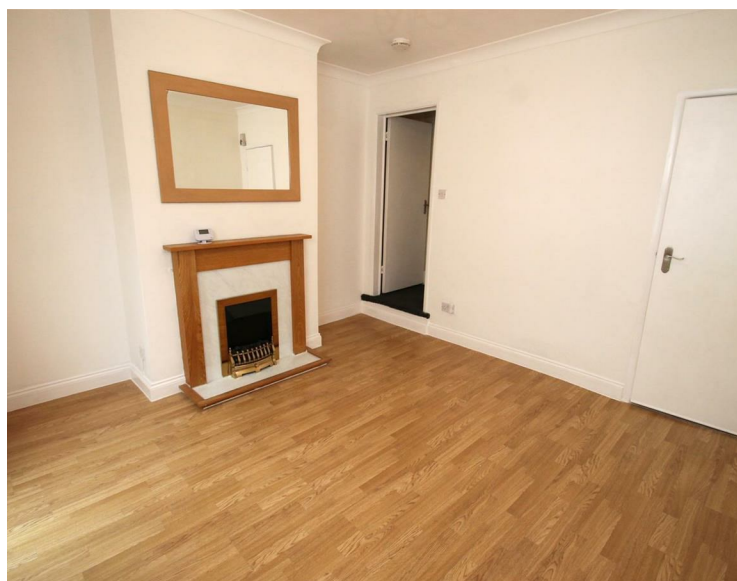
Offers In The Region Of £175,000 - Freehold



Front facing reception room 11'9"ax x 11'1" (3.6max x 3.4)
Window and central heating radiator fitted to the front elevation, Electric fire place with feature surround fitted central to the room, coving throughout.

Inner Hallway
Door leading to half cellar space.

Second reception room 11'9"ax x 11'1" (3.6max x 3.4)
Window and central heating radiator fitted to the rear elevation, Electric fire place with feature surround fitted central, coving throughout, access door to the stairway.



Kitchen/Diner 12'9" x 8'6" (3.9 x 2.6)
Access glazed door fitted to the side elevation accessing the rear garden, window fitted to the side elevation, stainless steel sink and drainer fitted with taps, partially tiled walls, ample unit space along with ample appliance space, electric oven integrated, electric hob, pull extractor fan fitted above, newer model Worcester combi boiler wall mounted.

Ground floor Family bathroom
Privacy glazed window fitted to the rear elevation, Partially tiled walls, central heating radiator fitted to the rear elevation, bath tub with thermostatic shower fitted above, sink and low flush w.c fitted.

Bedroom one 11'9"ax x 11'1" (3.6max x 3.4)
Glazed window fitted to the front elevation, central heating radiator fitted to the front elevation, cupboard space with loft access within.

Bedroom two 11'9"ax x 11'1" (3.6max x 3.4)
Glazed window fitted to the rear elevation, central heating radiator fitted to the rear elevation.

External
Side access gate to passageway through which no11 has right of way, To the rear of the property sits a slabbed area outside of kitchen door and window, slabbed patio to the rear of the bathroom, Garden with mature planting.

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, Virgin connection to the property along with BT, advised by the vendor.

Council Tax Band :B

EPC :D

Tenure Information :Freehold

Any other Material Facts :Tradition brick build with tiled roof. All information has been provided by the vendor, Please confirm all details with a chosen solicitor.

