

31 Waxland Road, Halesowen, B63 3DW



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Hicks Hadley

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****NO UPWARD CHAIN** **FANTASTIC LOCATION** **WONDERFUL GARDEN****
A superbly presented, two bedroom link detached property in this most popular of locations for access to schools, transport links and Halesowen town centre with all its local amenities. The property briefly comprises: grand porch entrance, reception hall with multi level access, impressive 'L' shaped lounge/diner, fitted kitchen, utility room, downstairs shower room, two double bedrooms and bathroom to upper floor. The property further benefits from: good sized garage, large attractive private rear garden and driveway. **VIEWING ESSENTIAL TO APPRECIATE THE UNIQUE STYLE AND ENVIABLE LOCATION.** EPC: C

Offers In The Region Of £299,950 - Freehold

Hicks Hadley



Porch 17'8 x 6'9 (5.38m x 2.06m)

With double glazed front door and windows to front elevation, steps down to utility on the left hand side with obscured side window and door to the right hand side into:

Entrance Hall

With central heating radiator, stairs to upper floor landing and stairs down to:

'L' Shaped Open Plan Lounge/Diner

To include:

Spacious Lounge 21' x 10'6 (6.40m x 3.20m)

With feature fireplace, electric fire, built in cabinet, central heating radiator, double glazed bay window to rear elevation and open access into:

Dining Area 9'5 x 8'8 (max) (2.87m x 2.64m (max))

With central heating radiator, double glazed window to rear elevation and door into:

Fitted Kitchen 13'10 x 6'8 (4.22m x 2.03m)

Having matching wall and base units with worktops over, one and a half bowl drainer sink unit, cooker point, space for further appliance, ceramic tiling, central heating radiator, storage cupboard, window to front elevation and door into:

Utility 8'8 x 7'4 (max) (2.64m x 2.24m (max))

With plumbing for automatic washing machine, space for fridge freezer, obscured window to side elevation and door into:

Rear Lobby

With double glazed door into garden and door into:

Shower Room 7'7 x 7'2 (max) (2.31m x 2.18m (max))

With walk in shower cubicle, low flush wc, pedestal wash hand basin, central heating radiator, wall mounted Worcester boiler and obscured double glazed window to rear elevation..

Landing

With storage cupboard, loft hatch and doors into:

Bedroom One 12'5 x 11'11 (max) (3.78m x 3.63m (max))

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



Bedroom Two 11'11 x 9'7 (3.63m x 2.92m)

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

Bathroom 7'10 x 5'8 (2.39m x 1.73m)

Having panel bath, vanity wash hand basin, central heating radiator, ceramic tiling and obscured double glazed window to front elevation.

Large Garage 15'11 x 10' (4.85m x 3.05m)

With electric door and lighting.

Outside

Front: With driveway, side feature gravelled areas, mature shrubbery to the left hand side and access into garage and porch area.



Rear: Having large paved patio area leading to lawn with central feature and side border shrubbery; further paved patio and large shed to the rear.

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: C

