



56 Thornhill Road, Halesowen, B63 1AA
Asking Price £365,000

We are pleased to present this three/four bedroom, Mucklow style semi detached property, perfectly located within walking distance to sought after schooling, amenities and benefitting from Huntingtree Park directly opposite.

This well maintained family home is briefly comprising of; entrance porch, entrance hall, spacious lounge, conservatory, fitted kitchen, rear vestibule/utility space, downstairs Wc, garage conversion (ideal office or bedroom space), three bedrooms and an upstairs family bathroom.

Having spacious off road parking to the front and a large enclosed garden space to the rear, perfect for the family. Available to view immediately. EPC - E / CT Band - D

Location

Halesowen is located on the outskirts of Birmingham and has proved itself to be a popular location for commuters who wish to travel into the City Centre. The main Bus Terminal operates a direct service to Birmingham City and surrounding areas and Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network.

Halesowen boasts three large secondary schools, many primary schools and Halesowen College provides further education.

The Clent Hills are close by with beautiful walks, woodlands, trails and country pubs.

Approach

Front garden mainly laid to lawn adjacent to tarmacked driveway, suitable for off road parking for at least two vehicles. Access through to rear vestibule/utility space and additional store access, housing combi boiler.

Entrance Porch

Windows to side. Door into:

Entrance Hallway

Laminate flooring laid. Stairs to first floor accommodation with under stairs storage available. Doors into lounge, fitted kitchen and garage conversion.

Spacious Lounge

Bay window to front. Coving. Double internal doors opening into conservatory.

Conservatory

Tiled floor. Windows to side and rear. Access to rear via side patio doors.

Fitted Kitchen

Good range of eye and low-level units incorporating: 1 1/2 stainless steel sink and drainer unit, recess for a large freestanding cooker with a fitted extractor hood over and plumbing for a washer installed. Partly tiled walls and laminate flooring. Window to rear and door into rear vestibule/utility space.

Rear Vestibule/Utility Space

Access to rear via side door and further access to the side of the property. Additional storage available and door into downstairs Wc.

Downstairs Wc

Low level flush WC installed. Window to side.

Garage Conversion

Ideal office space but can be utilised as an additional bedroom. Window to front.

Landing

Doors to all upstairs bedrooms.

Bedroom One

Fitted wardrobes and drawer units installed. Window to front.

Bedroom Two

Window to rear.

Bedroom Three

Window to front. Additional storage into recess.

Family Bathroom

Window to rear. Four piece bathroom suite comprising of; paneled bath, separate single shower cubicle with mains fed shower unit installed, pedestal wash hand basin and low level flush WC. Fully tiled walls and vinyl flooring.

Rear of Property

Paved patio area with gate leading to garden mainly laid to lawn with some shrubbery on its borders. Two raised decking areas ideal for dining/entertaining. Additional summerhouse available at the rear of the garden, offering multi functional purposes.

Freehold

We are advised by the vendor that the property is freehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

Brochure Declaration

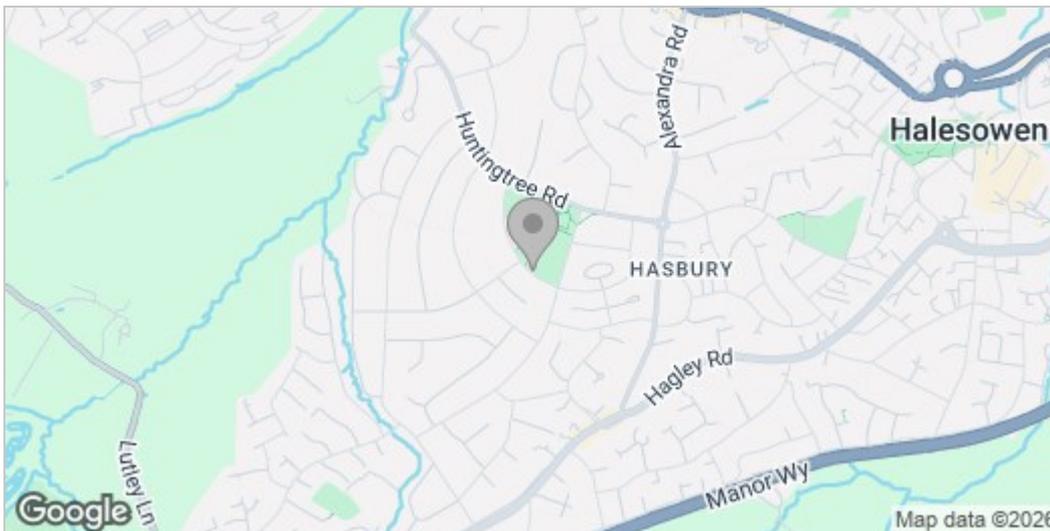
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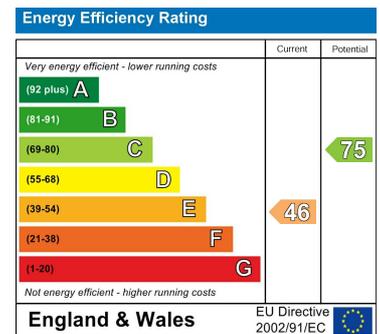
Floor Plan



Area Map



Energy Efficiency Graph



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