2 Kiniths Way, Halesowen, B62 9HJ









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Hicks Hadley

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MODERNISED REFITTED KITCHEN
A superbly presented three bedroom semi-detached property in this most popular of locations for schools, transport links and all local amenities. The property briefly comprises: entrance hall, spacious lounge/sitting room, refitted modern 'L' shape kitchen/diner, three good sized bedrooms and shower room to first floor. The property further benefits from: long private rear garden, gas central heating and driveway. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SIZE AND QUALITY OF THE ACCOMODATION. EPC: C

£280,000 - Freehold

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

Spacious Lounge/Sitting Room 26'3" x 9'10" (max) (8.00m x 3.00m (max))
With fireplace, gas fire and central heating radiator.

Refitted Modern 'L' Shaped Kitchen/Diner 17'3" x 14'8" (max) (5.271 x 4.49 (max))
Having matching wall and base units with worktops over to incorporate single drainer sink unit, plumbing for automatic washing machine, integrated oven, gas hob, extractor chimney over, spotlights, double glazing to side and rear elevation and double glazed French doors into garden.

Landing
With double glazed window to side elevation and doors into:

Bedroom One 13'10" x 9'10" (max) (4.22 x 3.017 (max))
With central heating radiator and double glazed bay window to front elevation.

Bedroom Two 14'4" x 9'10" (max) (4.377 x 3.013 (max))
With central heating radiator, loft hatch and double glazed window to rear elevation.

Bedroom Three 9'9" x 5'4" (2.98 x 1.637)
With central heating radiator and double glazed window to front elevation.

Shower Room 8'1" x 5'3" (2.476 x 1.61)
Having walk in shower, vanity wash hand basin, low flush wc, central heating radiator and obscured double glazed window to rear elevation.

Outside
Front: With impressive driveway leading to front door and side access.

Rear: With large patio leading to long lawn.

Agents Note
COUNCIL TAX BAND: C

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

EPC: TBA





All mains services are connected.

Broadband/mobile coverage- please check on link: -
//checker.ofcom.org.uk/en-gb/broadband-coverage



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