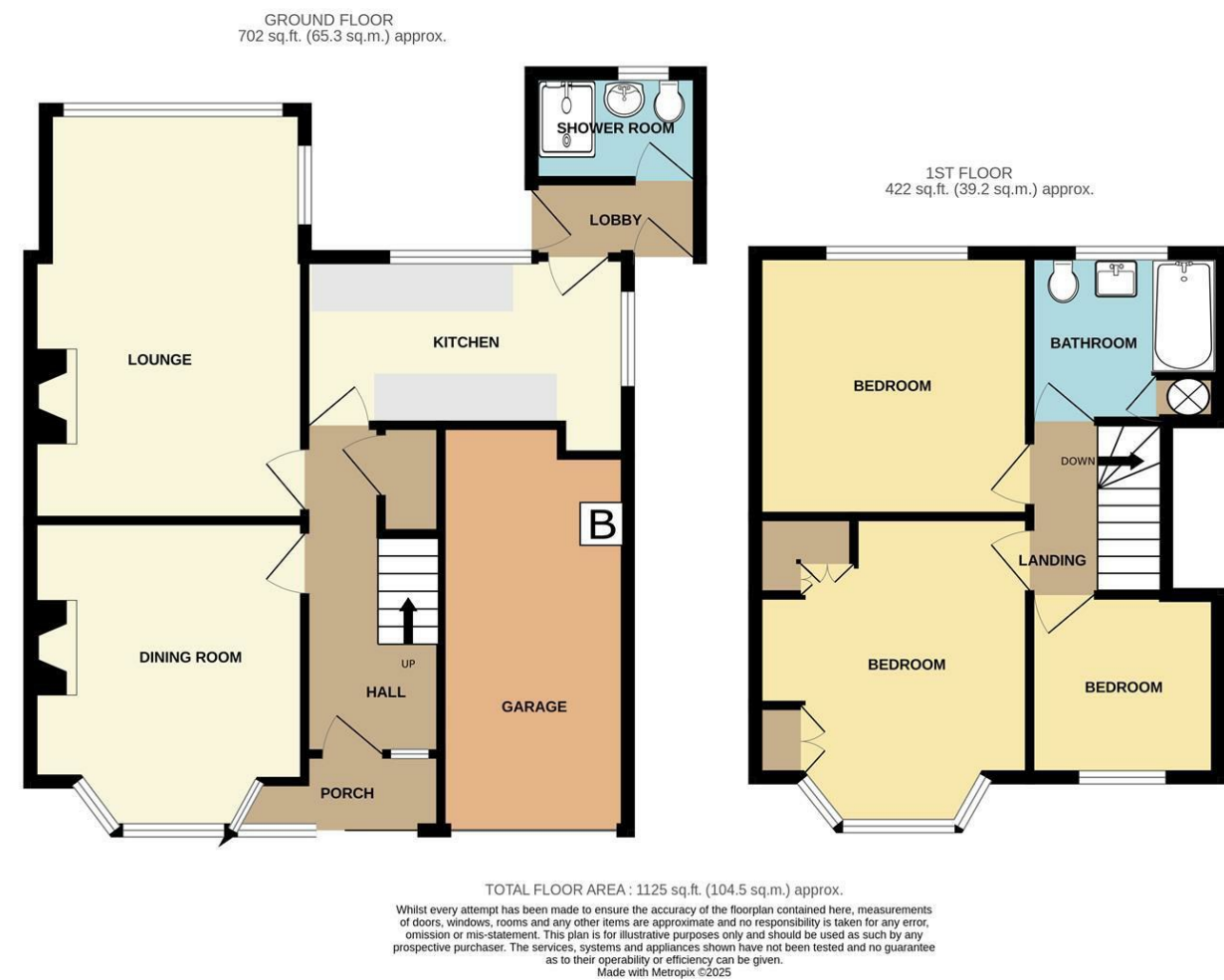


1 Brookside Close, Halesowen, B63 1BX



1 Brookside Close, Halesowen



Hicks Hadley

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Halesowen  
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B63 4PU

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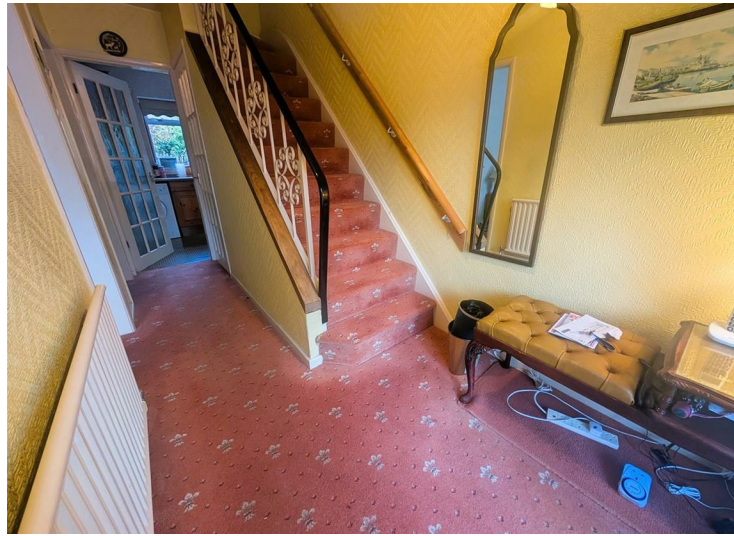
https://www.hickshadley.com

\*\*EXTENDED MUCKLOW STYLE FAMILY HOME OFFERING NO UPWARD CHAIN\*\* \*\*CUL DE SAC LOCATION\*\*

Hicks Hadley are delighted to present to the market this thoughtfully extended semi-detached property, occupying a spacious and desirable corner position, situated in the ever sought after Halesowen location with great schools and amenities to hand. The property briefly comprises: A large driveway with ample off road parking available and a garage, porch, entrance hallway, spacious dining room, Extended lounge, fitted kitchen, ground floor shower room. On the first floor sits three great size bedrooms and a family bathroom. This property further benefits from gas central heating. VIEWING RECOMMENDED

Offers In The Region Of £310,000 - Freehold

Hicks Hadley



### Porch

**Entrance hallway 13'7" x 5'6" (4.14m x 1.68m)**  
Front door fitted with glass panel to the side allowing much natural sunlight through, Radiator fitted to the side elevation, Storage space under stairs.

**Dining room 11'4" x 10'9" (3.45m x 3.28m)**  
Glazed window fitted to the front elevation, Radiator fitted to the front elevation, Coving throughout.

**Extended lounge 17'0" x 11'4" (5.18m x 3.45m)**

Double glazed window to the rear and side elevation, Radiator fitted to the rear elevation, Fire place fitted with feature surround.

**Kitchen 13'4" x 7'0" (4.06m x 2.13m)**  
Glazed window fitted to the rear and side elevation, radiator fitted to the inside elevation, one and a half bowl sink with drainer and chrome mixer tap fitted, appliance space for: washing machine, dishwasher and fridge/freezer, ample unit space available, partially tiled walls, door leading to extended hallway and ground floor shower room.

### Ground floor shower room

Privacy glazed window fitted to the rear elevation, partially tiled walls, shower cubicle fitted with an electric shower, sink and low flush w.c.

**Landing 6'7" x 5'7" (2.01m x 1.70m)**  
Loft access above.

**Bedroom One 11'0" x 10'9" (3.35m x 3.28m)**  
Glazed bay style window fitted to the rear elevation, Radiator fitted to the front elevation.

**Bedroom Two 11'4" x 10'9" (3.45m x 3.28m)**  
Glazed window fitted to the rear elevation, radiator fitted to the rear elevation.

**Bedroom Three 7'8" x 7'7"rhh (2.34m x 2.31mrhh)**  
Glazed window fitted to the front elevation, radiator fitted to the front elevation.

**Family bathroom 7'9" x 7'1" (2.36m x 2.16m)**  
Privacy glazed window fitted to the rear elevation, Partially tiled walls, bath tub with integrated thermostatic shower fitted, low flush w.c and bidet fitted, radiator fitted to the side elevation.



### Garage

### External

### 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](http://checker.ofcom.org.uk/en-gb/broadband-coverage)

Council Tax Band :D

EPC :TBC

Tenure Information :Freehold



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

