

13 Cherry Orchard Avenue, Halesowen, B63 3RY



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Hicks Hadley

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****NO UPWARD CHAIN** **LAND TO THE SIDE** **ANNEXE** **GREAT FOR INVESTORS****
A unique opportunity to purchase this considerably extended, five bedroom semi-detached property with annexe aspect and land to the side offering huge potential in this most popular of locations. The property briefly comprises: reception hall with walk in storage cupboard, spacious lounge, rear sitting room, dining room, fitted breakfast kitchen, rear lobby, split landing, five generously sized bedrooms (one with ensuite WC), utility and useable loft space. The property further benefits from: large garage with utility area and downstairs WC, extremely spacious side and rear garden with access gate and wide driveway. **FABULOUS OPPORTUNITY FOR FURTHER DEVELOPMENT STPP. VIEWING HIGHLY RECOMMENDED FOR ANYONE REQUIRING THE ANNEXE STYLE ARRANGEMENT. EPC: TBA**

Hicks Hadley

Offers In The Region Of £395,000 - Freehold



Reception Hall

Having under stairs storage cupboard, walk in storage cupboard with obscured double glazed window to front elevation, stairs to first floor, obscured double glazing to front elevation and doors into:

Spacious Lounge 12'5 x 12'4 (max) (3.78m x 3.76m (max))
Having feature fireplace, gas fire, central heating radiator, double glazed window to front elevation and sliding doors into:

Rear Sitting Room 12' x 11'4 (max) (3.66m x 3.45m (max))
With two central heating radiators and double glazed patio doors into garden.

Dining Room 15'1 x 10'2 (max) (4.60m x 3.10m (max))
With central heating radiator, double glazed window to side elevation, double glazed patio door to rear elevation and door into:

Breakfast Kitchen 13'11 x 11'9 (max) (4.24m x 3.58m (max))
Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, gas hob, extractor chimney over, integrated Bosch oven and grill, ceramic tiling, double glazed window to rear elevation, obscured double glazed window to side elevation, double glazed door into garden and door into:

Rear Lobby

With central heating radiator, stairs to side landing, obscured double glazed access door to side and door into garage.

Landing

With doors into:

Bedroom One 12' x 11'1 (max) (3.66m x 3.38m (max))
With integrated wardrobes, central heating radiator and double glazed window to rear elevation.

Bedroom Two 11'2 x 10'10 (3.40m x 3.30m)
With integrated wardrobes, central heating radiator and double glazed window to front elevation.

Bedroom Three 7'6 x 7'3 (max) (2.29m x 2.21m (max))
With integrated furniture, central heating radiator, loft hatch and double glazed window to front elevation.

Family Bathroom 8'3 x 8' (2.51m x 2.44m)

Having panel bath, shower cubicle, low flush wc, vanity wash hand basin, heated towel rail, ceramic tiling and obscured double glazed window to rear elevation.

Side Landing

With central heating radiator, stairs to loft space and doors into:

Bedroom Four 13'10 x 11'7 (4.22m x 3.53m)
Having central heating radiator, double glazed window to front elevation and door into:

Ensuite WC

With central heating radiator, low flush wc and pedestal wash hand basin.

Bedroom Five 13'11 x 7'4 (4.24m x 2.24m)
With central heating radiator and double glazed window to rear elevation.

Utility 7'3 x 4'3 (2.21m x 1.30m)

Having base unit with worktop over, single drainer sink unit, shelving, central heating radiator and double glazed window to side elevation.

Loft Space 11'4 x 11' (max) (3.45m x 3.35m (max))

With storage cupboard in the eaves, walk in storage cupboard and Velux style window.



Large Garage with Utility Area 18'1 x 14'2 (max) (5.51m x 4.32m (max))

Having up and over door, wall mounted Worcester boiler, plumbing for automatic washing machine, space for further appliance, obscured window to side elevation and door into:

Downstairs WC

With low flush wc, heated towel rail and ceramic tiling.

Outside

Front: With wide driveway leading to front door and side access gate.

Rear and side: With huge block paved patio and gravelled area to the side reaching around with further patio area to the rear. Steps leading up to lawn reaching across the back and hedges to the rear boundary.

Agents Note

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)



EPC: TBA

Tenure Information: FREEHOLD

All information has been provided by the vendor, Please confirm details with a chosen solicitor.

Council Tax Band: D

