

.6 Willetts Drive, Halesowen, B63 2HR



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**Hicks Hadley**

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West Midlands  
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**\*\*NO UPWARD CHAIN\*\***

A well presented two bedroom modern property in this most popular of cul-de-sac locations; ideal for access to schools, transport links and all local amenities. The property briefly comprises: porch, spacious lounge, fitted kitchen/diner, landing, two double bedrooms and bathroom to first floor. The property further benefits from private rear garden, pleasant frontage, gas central heating and double glazing. A SUPERB OPTION FOR FIRST TIME BUYERS. EPC: C

**Offers In The Region Of £190,000 - Freehold**

**Hicks Hadley**



**Porch**

With obscured double glazed front door entrance and door into:

**Spacious Lounge 14'5 x 11'8 (max) (4.39m x 3.56m (max))**

With feature fireplace, central heating radiator, double glazed window to front elevation, stairs to first floor, open under stair storage space and door into:

**Fitted Kitchen/Diner 11'8 x 8'5 (3.56m x 2.57m)**

Having matching wall and base units with worktops over to incorporate one and a half bowl drainer sink unit, integrated oven, gas hob, extractor over, plumbing for automatic washing machine, space for fridge freezer, splash back tiling, central heating radiator, double glazed window to rear elevation and door into garden.

**Landing**

with loft hatch and doors into:

**Bedroom One 11'8 x 8'5 (3.56m x 2.57m)**

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

**Bedroom Two 11'8 x 7'5 (max) (3.56m x 2.26m (max))**

With central heating radiator, storage cupboard and double glazed window to front elevation.

**Bathroom 6'5 x 5'6 (1.96m x 1.68m)**

Having 'P' shaped bath with shower over, shower screen, low flush wc, pedestal wash hand basin and ceramic tiling.

**Outside**

Front: With pleasant frontage to include pathway leading to front door.

Rear: With paved patio leading to right hand pathway and adjacent lawn leading to the rear of the garden.

**Agents Note**

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

**COUNCIL TAX BAND: B**

All main services are connected (gas/water/electric).

Broadband/Mobile coverage- please check on



link- //checker.ofcom.org.uk/en-gb/broadband-coverage

EPC: C

