





A beautifully presented three-bedroom detached home, ideally located on the highly regarded Hagley Road in Halesowen, close to the town centre and within a short drive of the stunning Clent Hills.

The property briefly comprises an entrance hallway, spacious lounge with patio doors opening onto the rear patio, well-equipped kitchen/diner, shower room, three bedrooms and a family bathroom. Further benefits include a garage, useful storage, central heating, double glazing and loft space.

Hagley Road is well placed for access to sought-after schools and excellent commuter links via the Hagley Mile, making this an appealing home for families and commuters alike.

Early viewing is highly recommended to fully appreciate this beautifully presented detached home and its desirable location.

Available with no upward chain.




ABODE
 SALES & LETTINGS

Hallway

With a staircase rising to the first-floor landing, central heating radiator, useful under-stair storage cupboard and composite side entrance door leading into:

Lounge

With a set of uPVC double-glazed sliding patio doors leading to the rear patio, bespoke focal-point electric fireplace with timber mantel, decorative coving to the ceiling, central heating radiator and TV aerial point.

Kitchen/Diner

With two uPVC double-glazed windows to the front elevation, featuring a range of matching base and eye-level storage cupboards and drawers, together with wood-block-effect roll-top preparation work surfaces. Integrated appliances include an oven and grill, four-ring electric hob, stainless-steel extractor hood and 1½-bowl stainless-steel sink and drainer with mixer tap. Plumbing and space for under-counter white goods, electrical consumer unit, central heating radiator, TV aerial point and carbon monoxide detector.

Shower Room

With a uPVC double-glazed frosted window to the side elevation, featuring a three-piece shower room suite comprising low-level WC with concealed flush, pedestal wash hand basin with mixer tap and tiled splashback, and shower cubicle with electric shower and folding glass screen. Wall boarding, extractor fan, ceiling spotlights and chrome heated towel radiator.



Landing

With a uPVC double-glazed frosted window to the side elevation, smoke alarm, access to the loft space via loft hatch and internal doors leading to:

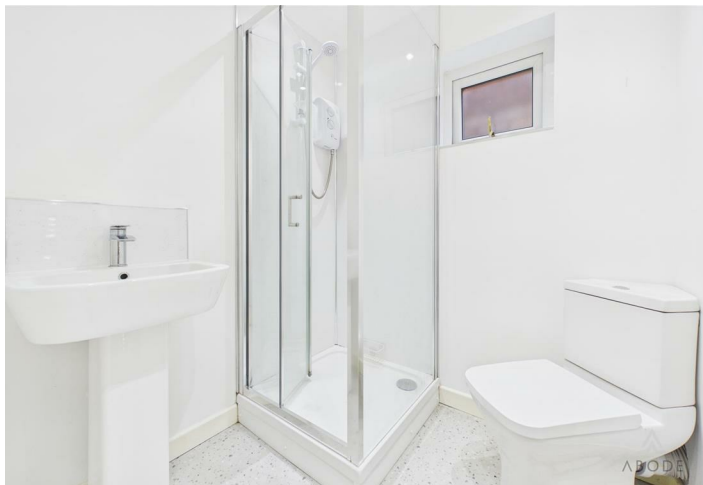
Bedroom One

With two uPVC double-glazed windows to the front elevation, central heating radiator and TV aerial point.

Bedroom Two

With a uPVC double-glazed window to the side elevation and central heating radiator.







Bedroom Three

With a uPVC double-glazed window to the rear elevation and central heating radiator.

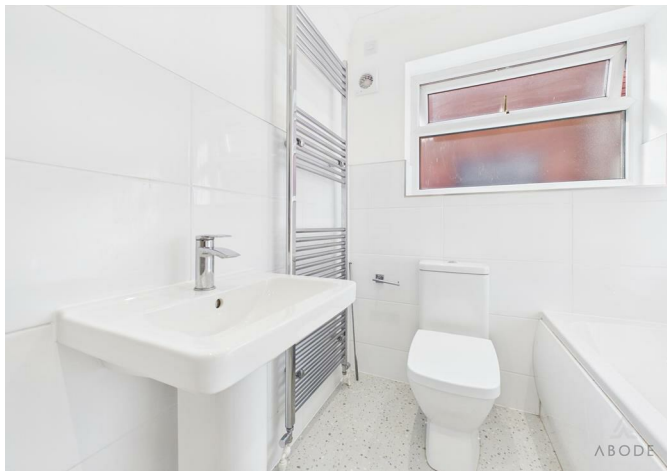
Bathroom

With a uPVC double-glazed frosted window to the side elevation, featuring a three-piece family bathroom suite comprising low-level WC with concealed flush, pedestal wash hand basin with mixer tap, and bath with mixer tap. Chrome heated towel radiator, extractor fan and ceiling spotlights.

Garage

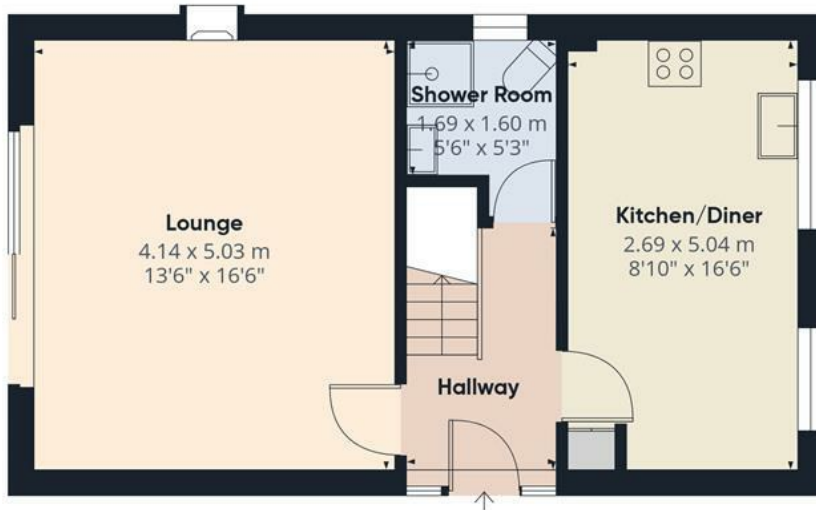
With an up-and-over door to the front elevation and a door to the side elevation.







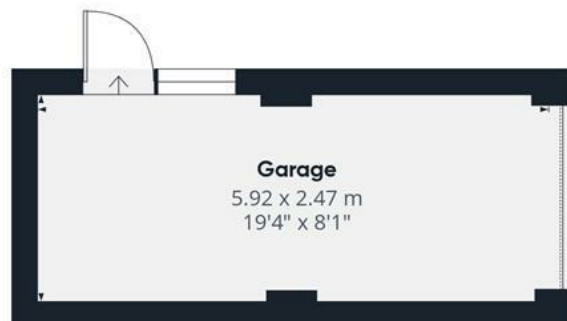




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

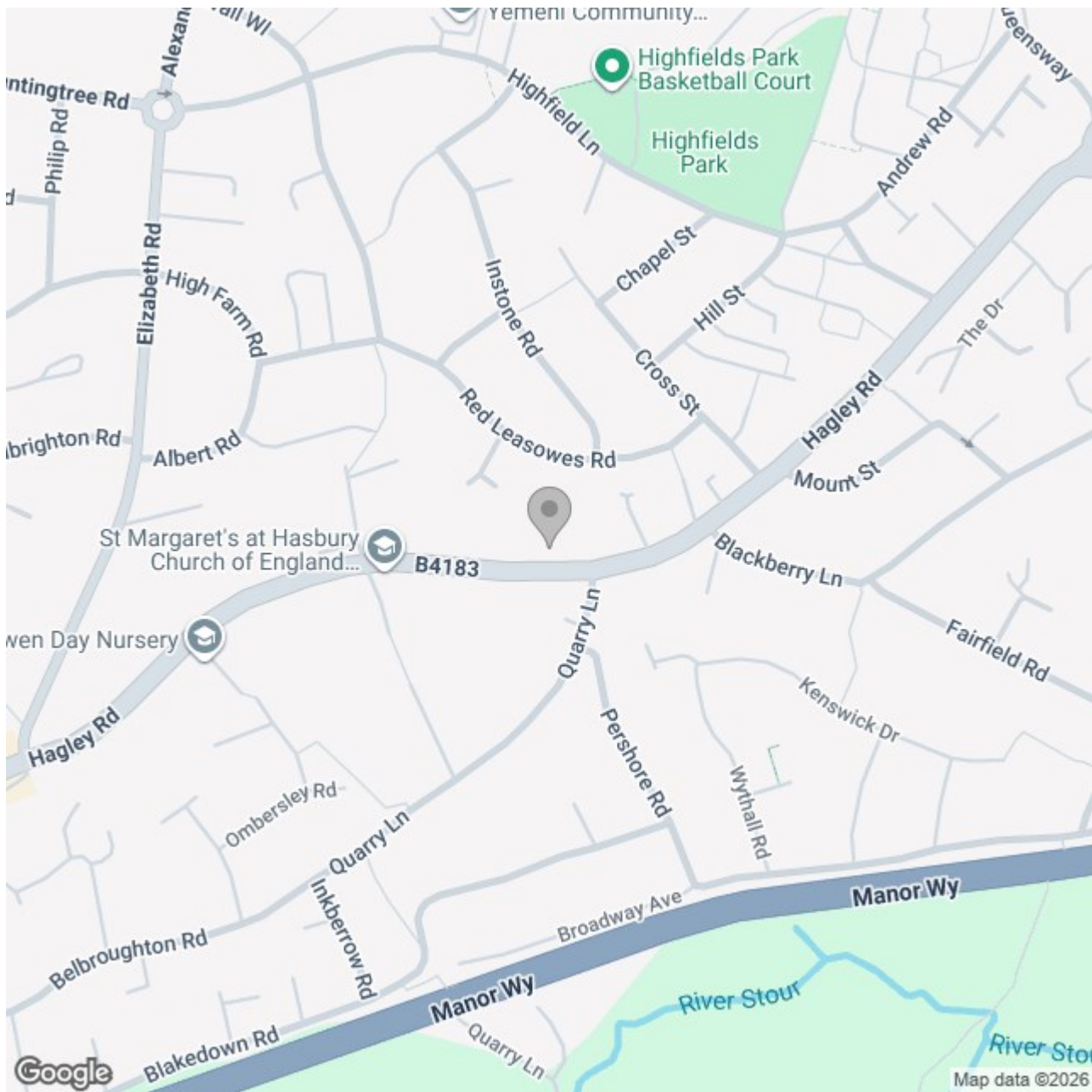
99.4 m²

1069 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	