



**Dunstall Road, Halesowen**  
Offers in Excess of £325,000

**360° VIRTUAL TOUR**

**Features:**

- Well-extended semi-detached house
- Five bedrooms
- Spacious lounge
- Contemporary fitted kitchen
- Dining room
- Two bathrooms
- Large rear garden & driveway
- EPC - C

**Description:**

A deceptively spacious and thoughtfully extended semi-detached family home, modernised throughout and situated in a popular location of Halesowen. In brief the generous living space offers: an entrance hallway, downstairs shower room, dining room, spacious lounge with dual aspect windows to the rear and a feature Gazco studio thermostat controlled gas fire, a contemporary fitted breakfast kitchen providing a range of integrated Bosch appliances (dishwasher, washing machine and freezer) along with an integrated five burner gas hob with extractor hood over, double oven, microwave, two fridges, breakfast bar, recessed ceiling lighting and UPVC stable door to the rear garden. The first floor landing is split into two halves and accommodates five fantastic sized bedrooms with three having integral wardrobes and a modern style bathroom providing a corner bath with shower head over, vanity unit, recessed ceiling lighting, underfloor heating and heated towel rail. To the rear situates an initial paved patio with external lighting, steps leading up to a lawn with planted borders and decking area. The front boasts a large block paved driveway for off road parking along with a well-maintained rockery area with plants and access to front of garage storage area. Well-placed to offer good local primary and secondary schooling as well as main commuter links into Halesowen town centre, Stourbridge, Birmingham and other surrounding areas.



## Details:

### Entrance Hall

### Ground Floor Shower Room

### Dining Room

12' 1" x 11' 0" (3.68m x 3.35m)

### Lounge

20' 10" x 11' 1" (6.35m x 3.38m) max

### Kitchen/Breakfast Room

17' 5" x 14' 10" (5.30m x 4.52m) max

### First Floor Landing

### Bedroom One

13' 1" x 11' 0" (3.98m x 3.35m) max

### Bedroom Two

10' 11" x 11' 1" (3.32m x 3.38m) max

### Bedroom Three

7' 3" x 10' 0" (2.21m x 3.05m) max

### Bedroom Four

7' 1" x 10' 3" (2.16m x 3.12m)

### Bedroom Five

6' 11" x 8' 1" (2.11m x 2.46m)

### Bathroom

### EPC Rating: C

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
01527 910 300.



**How can we help you?**

**Need a mortgage?**

We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 01527 910 300, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.co.uk)

**Property to sell?**

If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

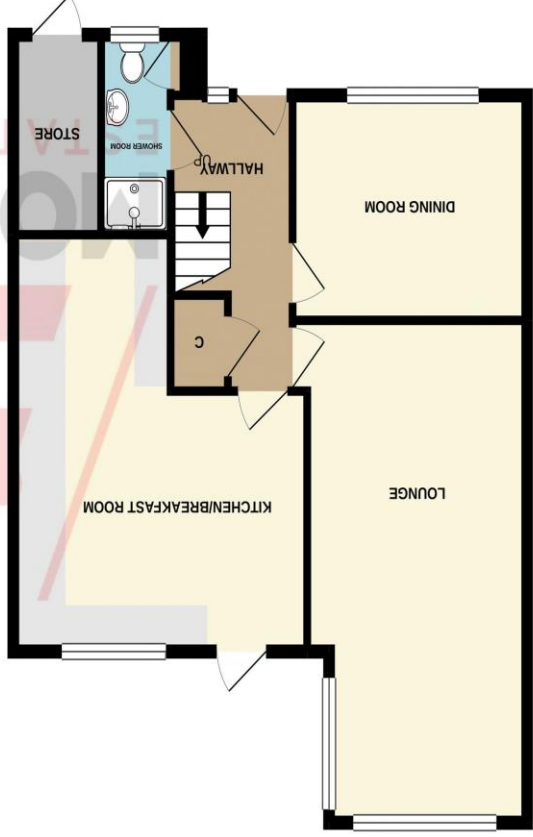
**Need a solicitor?**

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

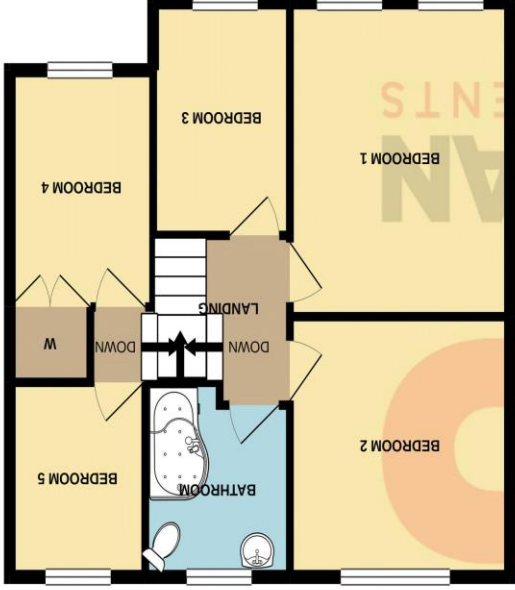
**Need a removal company and storage?**

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been listed and no guarantee as to their operability or efficiency can be given.  
Made with Meropix ©2020

TOTAL FLOOR AREA : 1278 sq.ft. (118.7 sq.m.) approx.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.