



New England, Halesowen

Offers in Excess of £140,000

Features:

- Semi Detached House
- Two Bedrooms
- Lounge with Fireplace
- Kitchen/Breakfast Room
- Conservatory and Utility Room
- Easily Maintained Rear Garden
- Driveway
- EPC G

Description:

This delightful Two Bedroom Terrace situated in a cul-de-sac in Halesowen. Ideal for first time buyers or investors, this property has a lot to offer in terms of space. The property in brief: Entrance Hall, Lounge with bay window and fireplace, Kitchen/Breakfast Room which has been recently renovated in the last 12 months with breakfast bar, integrated gas hob, oven and space for fridge/freezer, table and dishwasher, Conservatory, Utility Room with sink and space for washer and dryer. Upstairs: Large Bedroom One with walk in wardrobe, double Bedroom Two and Family Bathroom which has also been recently modernised in the last year. Outside: To the rear, an easily maintained rear Garden with patio and faux lawn. To the front, a two car driveway and side access to the conservatory. This property is situated close to the A458 to Birmingham, Halesowen town Centre and Stourbridge Ring Road providing several road links for commuters. There are several shops and local amenities nearby, including supermarkets. Old Hill train station is less than two miles away providing public rail links to Birmingham, Stourbridge junction and Worcester.



Details:

Hall

Lounge

11' 5" x 14' 3" (3.48m x 4.34m)

Kitchen/Breakfast Room

10' 4" x 14' 3" (3.15m x 4.34m)

Cupboard

Conservatory

7' 6" x 11' 1" (2.28m x 3.38m)

Utility/WC

6' 8" x 4' 6" (2.03m x 1.37m)

Bedroom One

11' 5" x 10' 8" (3.48m x 3.25m)

Bedroom Two

10' 4" max x 8' 9" max (3.15m x 2.66m)

Family Bathroom

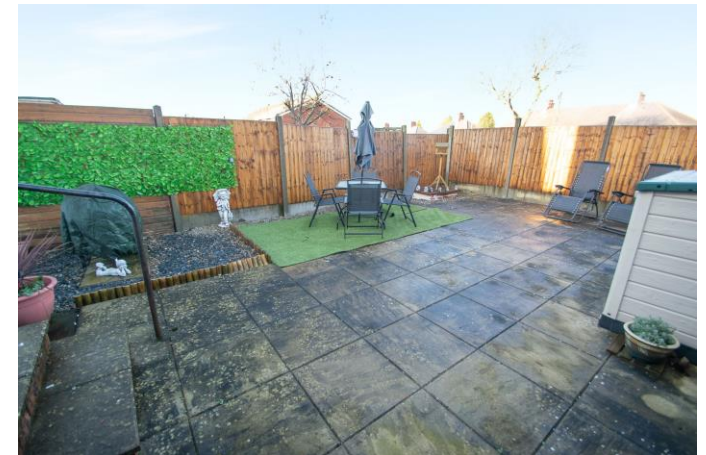
7' 3" x 4' 8" (2.21m x 1.42m)

EPC Rating: G

Council Tax Band: B (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 809 9809.



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 0121 809 9809, or visit their website for more information: 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.

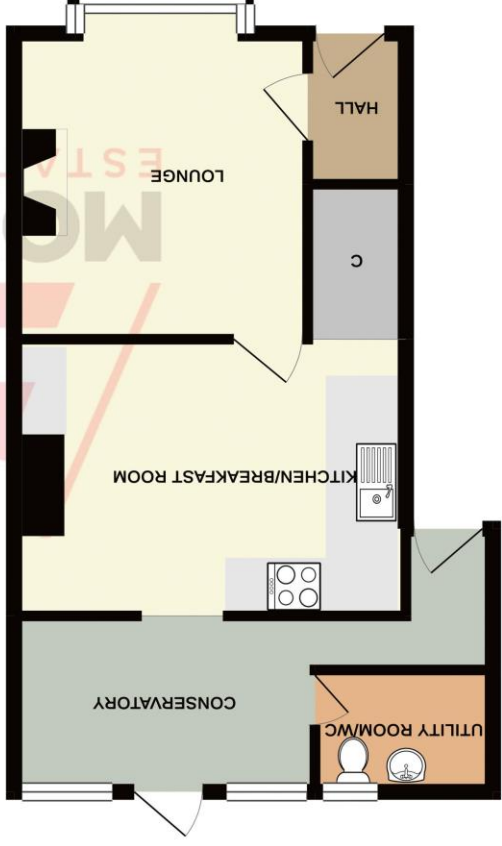
Need a solicitor?

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.

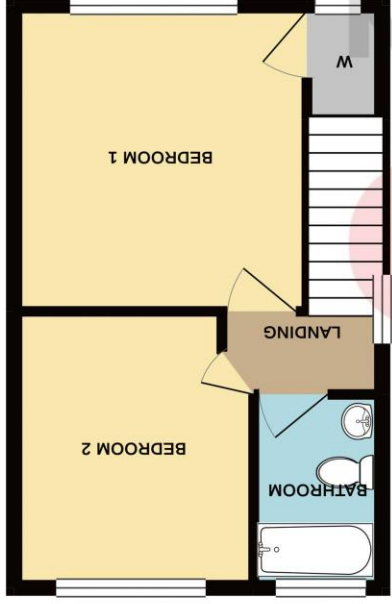
Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR
441 sq. ft. (41.0 sq. m.) approx.



1ST FLOOR
291 sq. ft. (27.0 sq. m.) approx.



MORGAN ESTATE AGENTS

TOTAL FLOOR AREA: 732 sq. ft. (68.0 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be read and no guarantee as to their operability or efficiency can be given.
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