

AP MORGAN



Hiplands Road, Halesowen
£425,000

Features:

- Semi detached house
- Five bedrooms
- Two reception rooms
- Kitchen/breakfast room and utility
- Bathroom, shower room and en suite
- Generous rear garden
- Off road parking and garage
- EPC E

Description:

This generous five bedroom semi detached house, ideal for families due to its extensive living space and garden, as well as being in close proximity to local schooling. The property in brief: Porch, entrance hall leading to the lounge which has been extended to allow for a large family space, and benefits from a feature fireplace and sliding door to rear garden. The dining room to the front of the property has a bay window and feature fireplace. The re-fitted kitchen has an integrated fridge/freezer, dishwasher, oven, electric hob and cooker hood and follows on from the breakfast room benefiting from a breakfast bar. The utility room lead from the breakfast room and has space for a washing machine and tumble dryer. The downstairs also benefits from a shower room and a handy study. Upstairs to the first floor is bedroom one with fitted wardrobes and en-suite. There are three further double bedrooms on this floor, and the family bathroom which features a Jacuzzi style bath as well as a shower cubicle. The second floor hosts the generous bedroom two loft conversion, which has a sky-light and convenient WC, and a door leading to additional loft space for storage. Outside: The landscaped rear garden has a patio area, ideal for garden furniture for summertime entertaining. There is also a sizeable lawn area, perfect for children to play, as well having space for a shed for storage. To the front is off road parking for several vehicles, as well as a garage for additional parking or storage. This property is located in Lapal, and is close to local shops and amenities, as well as several well respected local schools. For commuters, the M5 is nearby for road links to Birmingham and Bromsgrove, accessible from Manor Way.



Details:

Porch

Entrance Hall

Dining Room

13' 2" into bay x 12' 0" max (4.01m x 3.65m)

Lounge

23' 6" max x 10' 11" max (7.16m x 3.32m)

Breakfast Room

10' 4" x 8' 5" (3.15m x 2.56m)

Kitchen

9' 5" x 8' 5" (2.87m x 2.56m)

Utility Room

5' 6" x 4' 5" (1.68m x 1.35m)

Shower Room

5' 4" x 5' 2" (1.62m x 1.57m)

Study

9' 1" x 4' 7" (2.77m x 1.40m)

Master Bedroom

15' 0" max x 11' 0" (4.57m x 3.35m)

En-Suite

9' 1" max x 3' 10" max (2.77m x 1.17m)

EPC Rating: E

Council Tax Band: E (tbc by solicitors).

Tenure: (tbc by solicitors).

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



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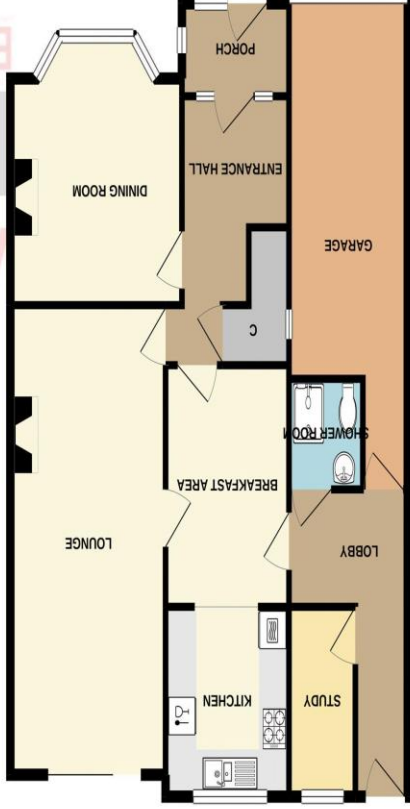
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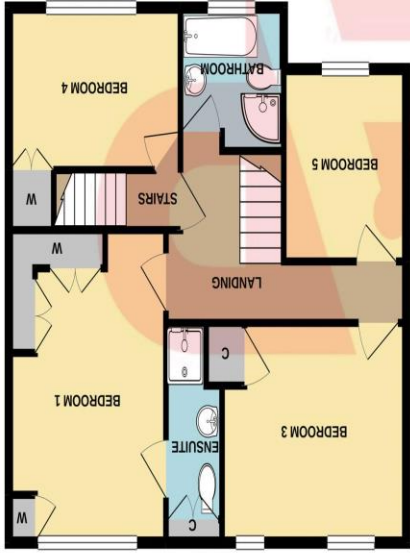
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GROUND FLOOR
1022 sq. ft. (95.0 sq. m.) approx.



1ST FLOOR
692 sq. ft. (64.3 sq. m.) approx.



2ND FLOOR
202 sq. ft. (18.8 sq. m.) approx.

MORGAN
ESTATE AGENTS

TOTAL FLOOR AREA: 1917 sq. ft. (178.1 sq. m.) approx.

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