

**AP MORGAN**



**Pippin Avenue, Halesowen**  
**£220,000**



**Features:**

- Modern semi-detached property
- Three bedrooms
- Recently fitted and modern family bathroom
- Stunning and extended kitchen/diner
- Good-size rear garden
- Private driveway
- Sought after location
- EPC - C

**Description:**

A beautifully presented three-bedroom semi-detached property in a sought-after area of Halesowen located on a quiet cul-de-sac. This property briefly comprises; Porch, a spacious lounge with a feature fireplace, leading to a stunning kitchen/diner which benefits from having integrated; Fridge freezer, oven, five ring gas burner hob, and dishwasher. To the back of the room, is a lovely dining area with double doors onto the rear patio as well as access to the garage/store/utility area which currently accommodates the washing machine. The first floor lends itself to three good-size bedrooms; Bedroom one is a double benefiting from fitted wardrobes, bedroom two is a good-size single also benefitting from fitted wardrobes, and bedroom three is a further good-size single bedroom currently being used as a games room/guest bedroom. Externally the property boasts a good-size rear garden accessed via the double doors from the kitchen/diner. The rear garden is mainly laid to lawn with planting borders and attractive shrubbery to the edges. To the rear of the garden is a lovely lounging area perfect for alfresco dining. To the front of the property is a good-size private driveway with space for four vehicles. Amenities are extremely close by in Halesowen town centre, which also benefits from a recently redeveloped main Bus Terminal which operates a direct service to Birmingham City and surrounding areas. Halesowen boasts three large secondary schools, many primary schools, and Halesowen College provides further education.





**Details:**

**Lounge**

16' 5" x 13' 4" (5.00m x 4.06m) (Max)

**Kitchen/Diner**

20' 4" x 11' 9" (6.19m x 3.58m) (Max)

**Bedroom One**

9' 0" x 13' 3" (2.74m x 4.04m) (Max)

**Bedroom Two**

11' 1" x 7' 1" (3.38m x 2.16m) (Max)

**Bedroom Three**

8' 2" x 5' 9" (2.49m x 1.75m) (Max)

**Family Bathroom**

5' 9" x 7' 1" (1.75m x 2.16m) (Max)

**Porch**

4' 4" x 4' 4" (1.32m x 1.32m) (Max)

**Garage**

22' 9" x 9' 4" (6.93m x 2.84m) (Max)

**EPC Rating:** C

**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.



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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.

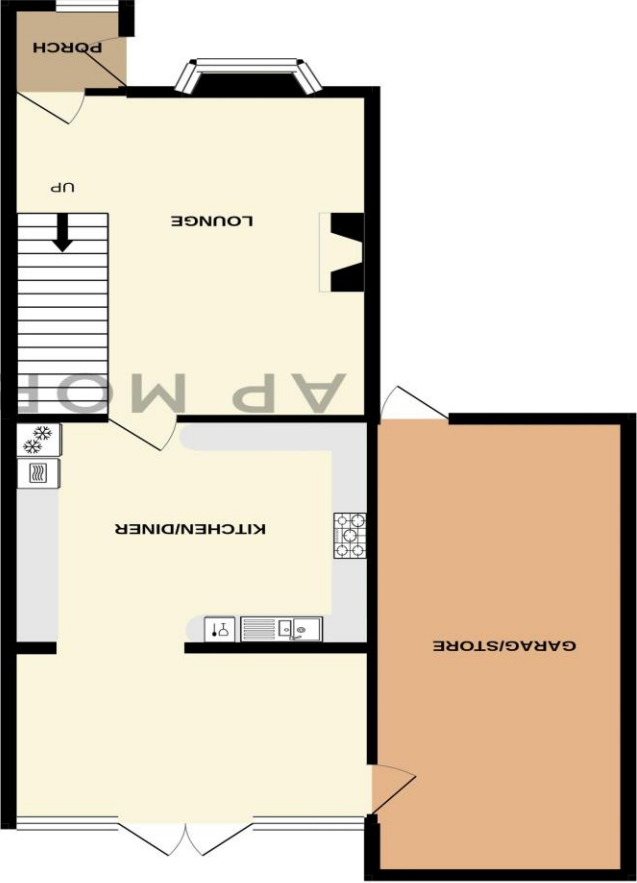
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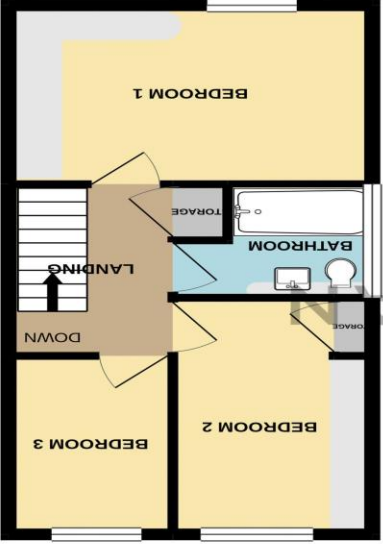
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GROUND FLOOR  
712 sq.ft. (66.1 sq.m.) approx.



1ST FLOOR  
354 sq.ft. (32.9 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 tested and no guarantee as to their operating efficiency can be given.  
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