

AP MORGAN



**Huntingtree Road, Halesowen**  
Offers in the Region Of £239,950



**Features:**

- Semi-detached property
- Three bedrooms
- Lounge with feature fireplace
- Conservatory
- Good-size rear garden
- Off road parking with space for several vehicles
- Close to amenities
- Epc rating D

**Description:**

A three-bedroom, semi-detached house in a popular area of Halesowen. This property briefly comprises a spacious entrance hallway with under stairs storage, a good-size lounge/diner with a feature fireplace and bay window, and a good-size conservatory with double doors onto the rear garden and patio area. Lastly on the ground floor is a well-proportioned kitchen that benefits from having space for a washing machine and oven, and also having an integrated under-counter fridge. Off the kitchen is a secondary hallway with an additional storage area and W.C.

The first floor of this property lends itself to three good-size bedrooms, the first is a double and benefits from fitted wardrobes, the second bedroom is also a double and benefits from having space for wardrobes, the third bedroom is a good-size single which benefits from built-in storage as well as having space for wardrobes. Lastly on the first floor is a W.C and modern shower room.

Externally the property boasts a spacious rear garden that is easily maintainable having pebbles and slabs laid, with planting borders to the edges. Additionally, there is a decked area that leads off the double doors from the conservatory. This property also benefits from side access which takes you to a spacious driveway with space for several vehicles. Halesowen town is a short distance away providing supermarket shopping, leisure facilities, restaurants, banks and bus links. Furthermore, the property is well-positioned to offer ease of access to major road links including the A456 and M5 allowing ease of travel into Birmingham and further afield.





**Details:**

**Lounge/Diner**

24' 1" x 11' 9" (7.34m x 3.58m) (Max)

**Conservatory**

9' 6" x 7' 7" (2.89m x 2.31m) (Max)

**Kitchen**

9' 5" x 7' 5" (2.87m x 2.26m) (Max)

**W.C**

5' 7" x 3' 1" (1.70m x 0.94m) (Max)

**Bedroom One**

13' 3" x 10' 8" (4.04m x 3.25m) (Max)

**Bedroom Two**

10' 9" x 10' 9" (3.27m x 3.27m) (Max)

**Bedroom Three**

10' 3" x 7' 2" (3.12m x 2.18m) (Max)

**W.C**

4' 2" x 2' 4" (1.27m x 0.71m) (Max)

**Shower Room**

5' 4" x 6' 8" (1.62m x 2.03m) (Max)



**EPC Rating:** D

**Council Tax Band:** C (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](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.

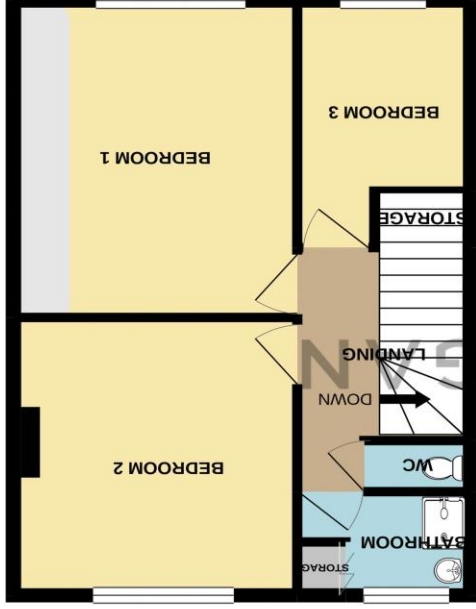
### Need a removal company and storage?

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 (56.6 sq.m.) approx.



1ST FLOOR (40.3 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken for any error of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or 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 operability or efficiency can be given. Made with Metropix ©2021

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