



High Farm Road, Halesowen
£215,000

Features:

- 3 bedroom semi-detached House
- Lounge & dining room
- 2 double bedrooms
- Bathroom & guest W.C.
- Enclosed rear garden
- Ample off-road parking
- Gas central heating & double glazing
- EPC rating C

Description:

A 3 bedroom semi-detached family home with views across the Clent Hills. The property briefly comprises, porch, hall, guest W.C., kitchen with inset sink, matching units and cupboards, with space and connections for the cooker of your choice, washing machine, fridge and freezer. This leads through to the dining room having wood effect flooring, and on to the lounge with bow window overlooking the rear garden. Upstairs present double bedrooms 1 and 2, both with views over the Clent Hills, and dual aspect bedroom 3. Finally the modern family bathroom which has a shower over the bath. Outside the front is devoted to ample off-road parking and side access to the rear garden, which has a terraced patio with garden shed, leading to the lawn and sectioned off area with greenhouse and further storage shed. The property further benefits from gas central heating and double glazing, and is well situated with schooling for all ages, local and national shopping outlets, the town centre facilities, bus routes and easy access to the M5.



Details:

Porch

Hall

W.C.

Kitchen

13' 2" x 9' 4" (4.01m x 2.84m)

Dining Room

11' 1" x 8' 9" (3.38m x 2.66m)

Lounge

12' 6" x 11' 1" (3.81m x 3.38m)

Stairs rise to first floor

Bedroom 1

11' 1" x 10' 0" (3.38m x 3.05m)

Bedroom 2

10' 4" x 11' 1" (3.15m x 3.38m)

Bedroom 3

10' 0" x 6' 10" max (3.05m x 2.08m)

Family Bathroom

8' 2" x 6' 2" (2.49m x 1.88m)

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.



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.morgans.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.

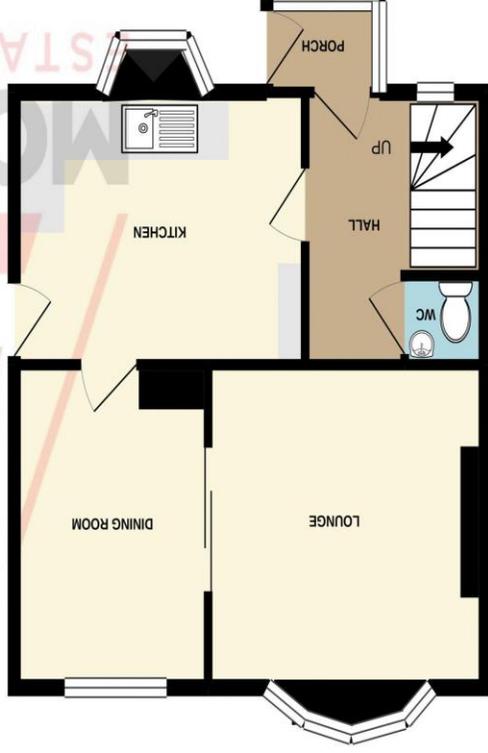
Need a solicitor?

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.

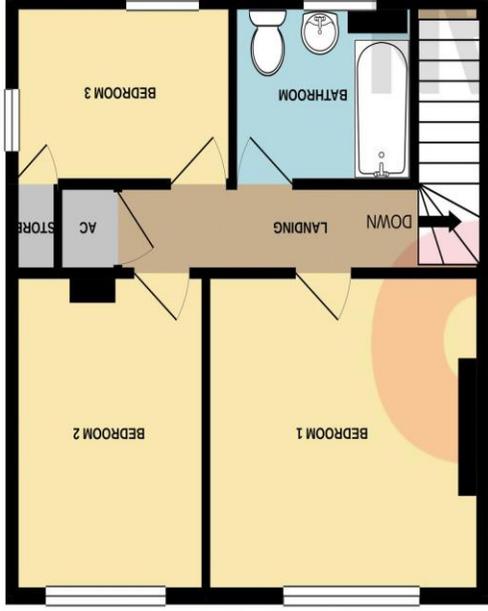
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 869 sq.ft. (80.8 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 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.

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