



Lutley Avenue, Halesowen

Offers in Excess of £240,000

Features:

- Semi detached house
- Three bedrooms
- Lounge and dining room
- Kitchen
- Family bathroom
- Rear garden
- Driveway
- EPC - E

Description:

This three bedroom semi detached house, close to Halesowen town and local schooling. The property in brief: Entrance hall, lounge, dining room with access to the rear garden, kitchen with space for a washer and fridge/freezer as well as an integrated electric hob and an oven. Upstairs: To the front of the property is the spacious bedroom one, with double bedroom two to the rear. There is a well-proportioned bedroom three and a family bathroom with bath and overhead shower. Outside: The rear garden has a patio area along with an expansive lawn, which has wood chippings to the end. To the front is a driveway and a gated entrance to the side of the property. This property is ideally located for commuters as it is close to the A458 providing road links to the M5 and Birmingham. For families there is local schooling nearby for all ages. There are local shops and amenities accessible in Halesowen town centre, including supermarkets.



Details:

Entrance Hall

Lounge

11' 0" x 11' 9" (3.35m x 3.58m)

Dining Room

13' 3" x 10' 7" (4.04m x 3.22m)

Kitchen

9' 6" x 6' 9" (2.89m x 2.06m)

Bedroom One

13' 2" x 10' 8" (4.01m x 3.25m)

Bedroom Two

10' 9" x 10' 8" (3.27m x 3.25m)

Bedroom Three

9' 9" x 7' 1" (2.97m x 2.16m)

Bathroom

8' 3" x 6' 8" (2.51m x 2.03m)

EPC Rating: E

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

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.

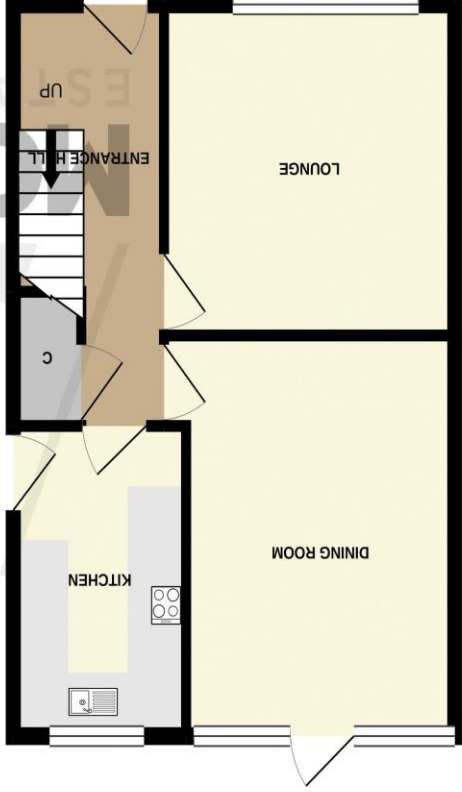
Need a solicitor?

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.

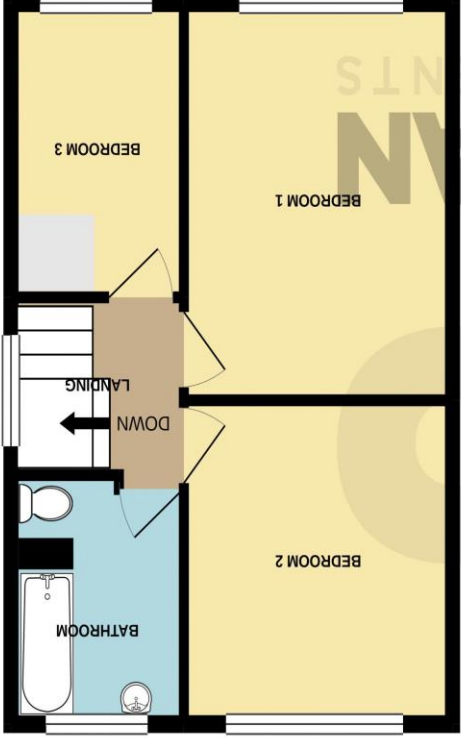
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 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 operability or efficiency can be given.
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