



**Alvin Close, Halesowen**  
Offers in Excess of £280,000



**Features:**

- An extended 4-bedroom semi-detached house
- Lounge dining room
- Breakfast kitchen & utility
- 3 double bedrooms
- Bathroom, en-suite, and guest W.C.
- Enclosed rear garden with extensive decking
- Ample off-road parking
- EPC rating C

**Description:**

A very well presented and much extended 4-bedroom semi-detached house reachable for local shops, community facilities, primary and secondary schooling, medical centre with chemist. Rowley Regis railway station is close by and buses run along the road for Merry Hill shopping centre, West Bromwich and Bearwood. The property briefly consists: Hall, lounge diner with decorative hardwood floor and French doors to the conservatory, and onward through similar doors to the rear garden. From the dining area double doors lead to the breakfast kitchen having matching units and cupboards, inset sink and drainer, breakfast bar, integrated electric hob and oven, fridge, freezer, dish washer, and further double doors to the decking in the rear garden. A further door leads to the utility room having space for a washing machine, and the guest W.C. with a further entrance door to the front of the property. Upstairs presents the Master bedroom which has built-in wardrobes, and an en-suite shower room with toilet, walk-in shower and "his and hers" sinks. Along the landing is double bedroom 2, 3 and bedroom 4 currently used and a home office. Finally, there is the bathroom with shower over the bath. Outside the front offers ample off-road parking, whilst to the rear is an extensive deck area with separate covered BBQ area, and steps leading down to the lawn with border planting, and to the side a paved area with garden shed which leads around toward the front of the house. The property further benefits from gas central heating and double glazing.





**Details:**

**Entrance Hallway**

**L shaped Lounge/Diner**

20' 3" x 18' 2" both max (6.17m x 5.53m)

**Breakfast Kitchen**

20' 7" max w x 9' 8" max d (6.27m x 2.94m)

**Utility Room**

8' 3" x 7' 6" (2.51m x 2.28m)

**Ground floor w.c.**

**Conservatory**

8' 10" x 6' 6" (2.69m x 1.98m)

**Stairs rise from hall to first floor landing**

**Master Bedroom**

11' 2" x 9' 10" (3.40m x 2.99m)

**Ensuite Shower Room**

11' 2" x 4' 6" (3.40m x 1.37m)

**Bedroom 2**

11' 7" x 10' 10" (3.53m x 3.30m)

**Bedroom 3**

9' 6" x 8' 10" (2.89m x 2.69m)

**EPC Rating: C**

**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.

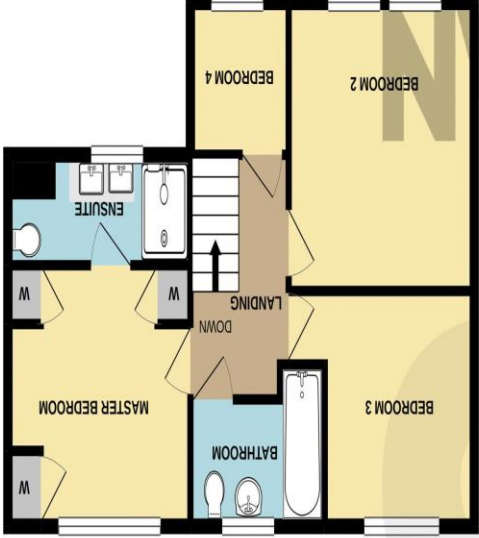
### Need a removal company and storage?

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, [cube removals.co.uk](http://cube removals.co.uk), to arrange a survey.

GROUND FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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