



**Mucklow Hill, Halesowen**  
**£475,000**



**Features:**

- Well extended detached house with spectacular views
- Master bedroom with en-suite
- Three further double bedrooms
- Modern fitted kitchen & separate utility room
- Extensive lounge including log burner & dining room
- Bar area & brick built store
- Generous garden & large driveway
- EPC - E

**Description:**

A fantastic detached house with spectacular views, four bedrooms and extensive downstairs living space. In brief the property comprises of an entrance porch, hallway with storage space, large playroom/second reception room to the front, ground floor WC and an extremely spacious open-plan lounge with feature log burner fireplace, leading into the sizable dining room with large windows and double doors opening to the rear patio. Through to the kitchen/breakfast room that has an American style fridge/freezer, range style cooker and is inclusive of an integrated dishwasher, then into the utility room which offers space for a washing machine, dryer and includes a convenient sink, finally leading into a spacious bar area with a patio door to the rear garden. Upstairs, the first-floor landing establishes a stained glass arched window and leads into the master bedroom offering lots of wardrobe storage space and a concealed en-suite shower-room. Bedroom two and three, both double bedrooms offer spectacular views to the rear, there is also one further well-proportioned bedroom to the front. The family bathroom has a WC, bath and separate steam shower with radio, speaker and seat with spa style jets. Outside the rear garden is extremely spacious in size with magnificent views and has a patio area along with a large section of lawn. To the front is a sizable driveway with space for several cars and side access to the utility room. Furthermore, the property offers CCTV, alarm system and partially boarded loft space. This property is ideally located for shops, bars and restaurants in Halesowen Town Centre. For commuting there are road links to Birmingham City Centre, Halesowen bus station also provides transport links to Birmingham and Merry Hill shopping centre.





## Details:

### Entrance Hallway

### Lounge

17' 9" x 11' 6" (5.41m x 3.50m) Max

### Dining Room

13' 6" x 14' 5" (4.11m x 4.39m) Max

### WC

8' 2" x 3' 2" (2.49m x 0.96m)

### Kitchen/Breakfast Room

21' 0" x 9' 8" (6.40m x 2.94m)

### Play Room

9' 0" x 9' 8" (2.74m x 2.94m)

### Utility room

14' 0" x 5' 0" (4.26m x 1.52m) Max

### Bar Room

21' 0" x 8' 0" (6.40m x 2.44m)

### Outbuilding

9' 6" x 8' 9" (2.89m x 2.66m) Max

### Master bedroom

15' 8" x 9' 6" (4.77m x 2.89m) Max

### En-suite

### Bedroom Two

14' 0" x 13' 2" (4.26m x 4.01m) Max

### Bedroom Three

10' 8" x 12' 9" (3.25m x 3.88m) Max

### Bedroom Four

8' 9" x 9' 9" (2.66m x 2.97m)

### Family Bathroom

6' 4" x 9' 9" (1.93m x 2.97m)

### EPC Rating: E

**Council Tax Band:** (tbc by solicitors).

**Tenure:** (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 01527 910 300, 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.

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### 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  
1053 sq.ft. (97.8 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.2 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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