

**AP MORGAN**



**Newfield Lane, Halesowen**  
Offers in the Region Of £255,000



**Features:**

- Extended semi detached house
- Three bedrooms
- Two reception rooms
- Modern kitchen
- Family bathroom
- Rear garden
- Driveway for several cars
- EPC - D

**Description:**

This three bedroom semi detached house, ideally located for good local schooling, shops and amenities. The property in brief: Porch, entrance hall, sitting room with a bay window, lounge with feature fireplace lying open to the extended dining room. The kitchen follows on and benefits from having space for a washing machine, fridge/freezer and dishwasher, as well as benefiting from an integrated electric hob and an oven. There is also a spacious conservatory to the rear of the property. Upstairs: Double bedroom one sits to the rear of the property and is very generous in size. There is a further double bedroom two with a bay window, and a well-proportioned bedroom three. The family bathroom has a modern white suite. Outside: To the rear of the property is a well maintained garden with a patio area ideal for furniture, an artificial lawn and to the end is space for both a shed and a small greenhouse if required. To the front of the property is a driveway with space for several cars. This property is ideally located for local schooling of all ages, including colleges and sixth forms. Halesowen Town is situated close by proving access to a range of shops, supermarkets and other amenities. There are road links to Birmingham, the M5 and Merry Hill, as well as local bus routes being accessible from Halesowen Bus Station.



## Details:

Porch

Entrance Hall

Sitting Room

11' 7" into bay x 10' 0" (3.53m x 3.05m)

Lounge

14' 0" x 12' 3" (4.26m x 3.73m)

Diner

6' 3" x 7' 4" (1.90m x 2.23m)

Kitchen

9' 6" x 7' 5" (2.89m x 2.26m)

Conservatory

10' 2" x 14' 0" (3.10m x 4.26m)

Bedroom One

14' 6" x 10' 5" (4.42m x 3.17m)

Bedroom Two

13' 5" into bay x 9' 4" (4.09m x 2.84m)

Bedroom Three

7' 4" x 6' 9" (2.23m x 2.06m)

Bathroom

7' 6" x 5' 6" (2.28m x 1.68m)

EPC Rating: D

Council Tax Band: D (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on  
0121 809 9809.





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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.

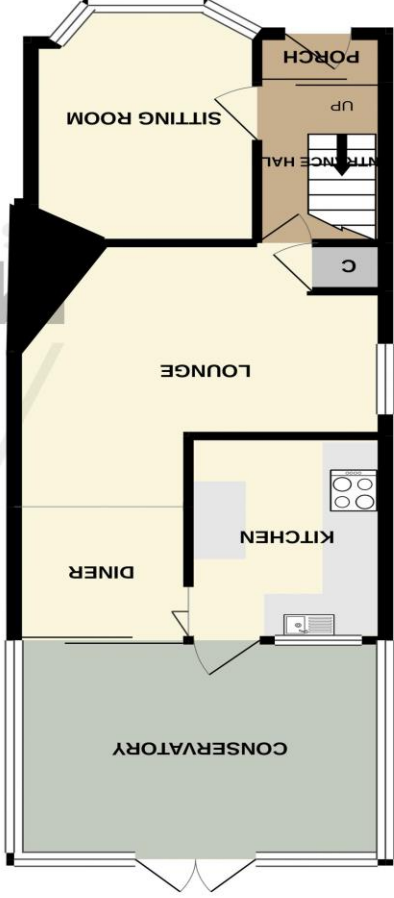
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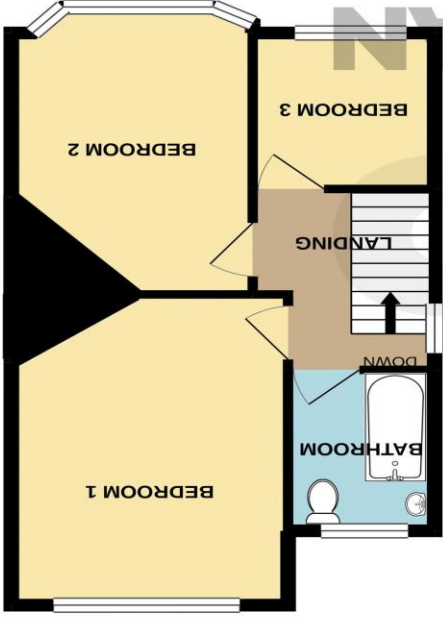
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GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error 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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