

AP MORGAN



Hagley Road, Halesowen
Offers in Excess of £395,000

Features:

- Four double bedroom premier home
- Lounge and separate dining room
- Heated conservatory
- Breakfast kitchen with appliances
- Ground floor cloaks
- Bathroom, plus 2 ensuites
- Driveway and rear garden
- Epc rating to follow

Description:

A most impressive four double bedroom premier home, in a key location in Hayley Green. This property is offered with NO ONWARD CHAIN. Set back from a block paved driveway, the property interior is as described. Large entrance hallway, giving access to both an under stairs storage cupboard and the ground floor w.c. Dining room with bay window to front. Excellent lounge, featuring a coal effect fire to stylish surround and hearth, double doors to the garden and further door into the substantial conservatory. This is heated for convenience, has a side door to the garden and double doors leading off the kitchen. The breakfast kitchen offers ample units and work surfaces as well as a long breakfast shelf, it also benefits from an integrated gas hob, a double oven, fridge/freezer, dishwasher and door returning to the hallway. The spacious first floor landing has a useful linen cupboard, the area leads to a master bedroom with bay window, a wall of fitted wardrobes, a dressing area and access to a pleasant en-suite shower room. The guest bedroom looks over the garden and also benefits from an attractive en-suite shower room. Bedroom three is fitted out as a large dressing facility, having further wardrobes and makeup shelving lit with wall lighting over mirrors. The final bedroom four is also an ample double room. The main bathroom has a bath with a shower above and screen to side. The rear garden is generally flat and is laid mostly with lawn, a patio area sits in front of the lounge, the perimeters are fenced and a side gate leads to the front. The integral garage has up and over door to front and personal door to side. Locally, a useful convenience store is just some meters away from the property, main arterial routes lead into Halesowen and Hagley, as well as towards the M5 motorway for commuting to Birmingham. Popular schooling is reachable in Stourbridge, as well as the Client Hills and Hagley Golf Club.



Details:

Entrance hallway with access to a w.c.

Dining Room

13' 3" into bay x 9' 11" (4.04m x 3.02m)

Lounge

19' 10" x 13' 10" both max (6.04m x 4.21m)

Heated Conservatory

12' 0" x 10' 8" both max (3.65m x 3.25m)

Breakfast Kitchen

14' 10" x 11' 3" (4.52m x 3.43m)

Master Bedroom

15' 0" to ward x 10' 1" into bay (4.57m x 3.07m)

Guest Bedroom 2

13' 7" x 10' 2" (4.14m x 3.10m)

Bedroom 3

18' 6" x 8' 5" (5.63m x 2.56m)

Bedroom 4

11' 10" x 10' 4" both max (3.60m x 3.15m)

Main Bathroom

8' 6" x 6' 0" (2.59m x 1.83m)

Garage

18' 7" x 8' 0" (5.66m x 2.44m)

EPC Rating: C

Council Tax Band: E (tbc by solicitors).

Tenure: (tbc by solicitors).

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



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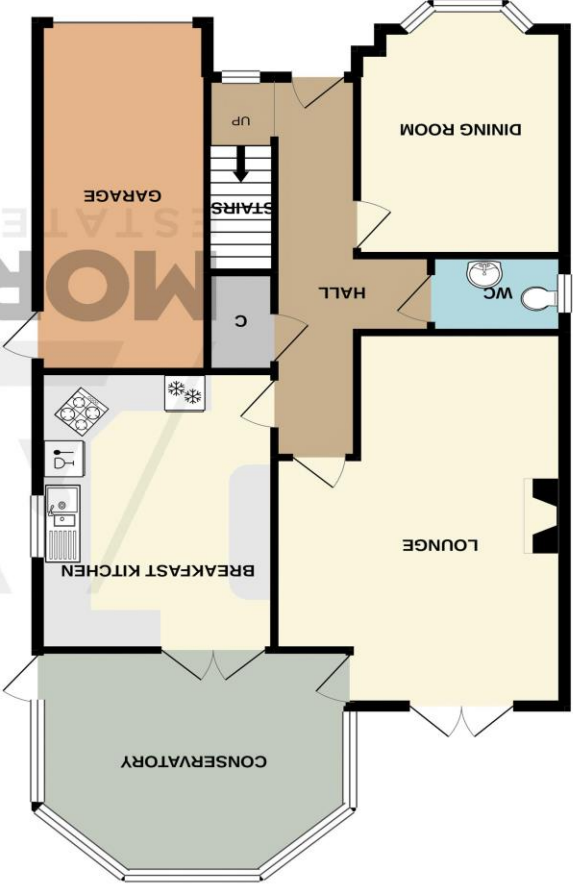
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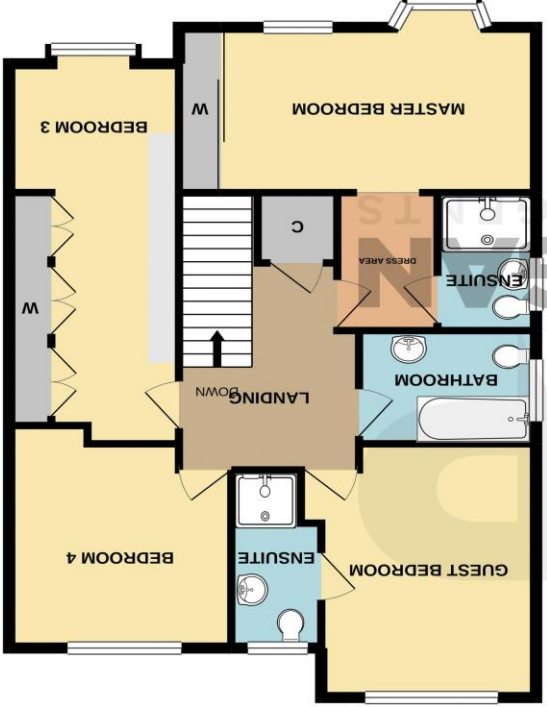
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GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.8 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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