



Claines Road, Halesowen
Offers in Excess of £255,000

Features:

- Extended semi detached house
- Three bedrooms
- Though lounge leading to dining extension
- Modern fitted kitchen
- Office and utility facility
- Excellent family bathroom
- Delightful rear garden
- Off road parking. Epc rating D

Description:

A deceptively spacious, extended, three bedroom semi detached house. The accommodation is as follows: Large entrance hallway, with cloaks cupboard to left and access to the office/study. Glazed bi-fold doors open to the lounge, with wall mounted fire to chimney breast, and being open to a pleasant dining extension. This has door to side and double doors to the patio area. Modern fitted kitchen, offering a range of units, sink to work surfaces, integrated fridge and dishwasher, wine rack and pull out storage, (the range style oven will be offered subject to negotiation). The covered side lean-to with access doors at each end, and door to the utility, providing a most usable space for further appliances, having plumbing and shelving to walls. Bedroom one has a full range of fitted wardrobes, storage and dressing table. Double bedroom two sits to the front and single bedroom three contains further fitted furniture, with cabinets over the bed, a wardrobe and dressing table with draws. The family bathroom has a separate shower enclosure as well as a bath, lights over sink mirror, chrome fittings, and grey/white decorative wall tiling complementing the suite. Outside to rear: The excellent paved patio offers ample room aside a framed pergola covering the hot tub. The garden is neatly laid out, has floral beds and fence panels to borders, and two sheds at the far end which are included in the sale. Other areas of note: Modern gas boiler to radiators, double glazing, drop down ladder to a boarded out and carpeted loft space, having two roof windows and lighting, which may make an ideal play/craft space. Locally there are shops, takeaways, chemist, newsagents, launderette, park and pubs near by, as well as access to several good primary and secondary schools. Buses run into Birmingham and Merry Hill, and Cradley Heath railway station is a short drive away.



Details:

Large Entrance Hallway

10' 5" x 9' 2" (3.17m x 2.79m)

Office

8' 5" x 7' 7" (2.56m x 2.31m)

Lounge

18' 7" x 11' 9" (5.66m x 3.58m)

Dining Area Extension

11' 11" x 6' 11" (3.63m x 2.11m)

Modern Fitted Kitchen

14' 10" x 6' 7" (4.52m x 2.01m)

Utility facility off side covered lean-to passage way

8' 0" x 7' 3" (2.44m x 2.21m)

Bedroom 1

12' 9" x 11' 0" (3.88m x 3.35m)

Bedroom 2

12' 0" x 8' 9" (3.65m x 2.66m)

Bedroom 3

9' 0" x 6' 7" (2.74m x 2.01m)

Family Bathroom

10' 10" x 5' 9" (3.30m x 1.75m)

EPC Rating: D

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.

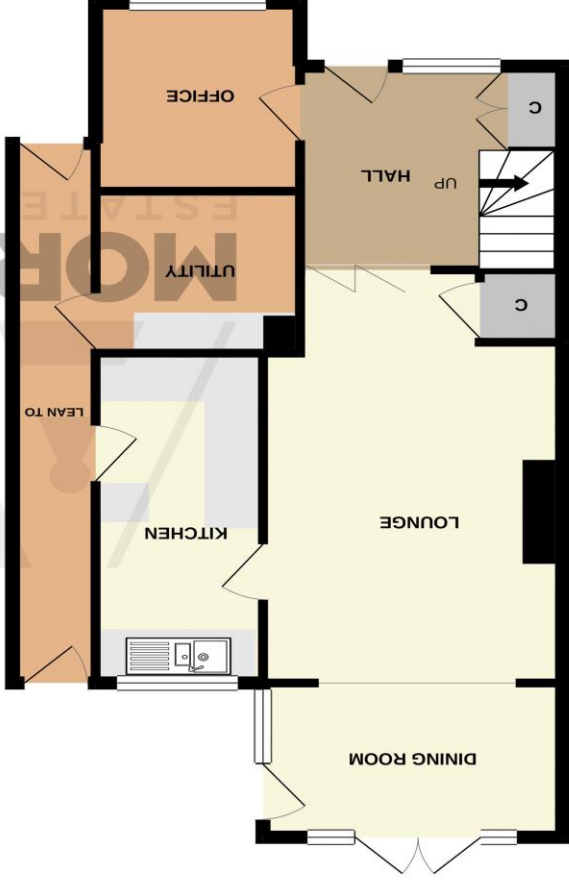
Need a solicitor?

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.

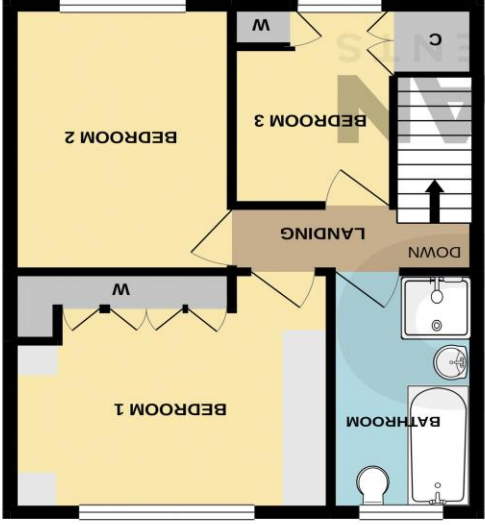
Need a removal company and storage?

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, cubereovals.co.uk, to arrange a survey.

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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.
Made with Metropix ©2020

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.