



**Olive Hill Road, Halesowen**  
**£250,000**



**Features:**

- A spacious detached bungalow
- Two bedrooms (one used as sitting room)
- Lounge/diner
- Breakfast kitchen
- Bathroom
- Conservatory
- Garage and ample parking
- Offered with no chain. EPC F

**Description:**

A rather spacious, two double bedroom, extended detached bungalow. With ample off road parking and extensive rear garden of particular note. The layout is as follows: Entrance hallway leading to an excellent lounge/diner, offering a gas fire to hearth, windows to front and rear and archway dividing the usable areas. Double doors open to the rear extension classed as bedroom two, but is currently utilised as a sitting room, with patio doors leading onto the garden, fireplace and door to access the conservatory. This is larger than average, has a wall heater, connection for a washing machine, some storage cupboards and doors to both the side entrance and garden. The breakfast kitchen offers a good range of units, has a slot in oven, inset sink to work surfaces, space for a fridge and room for a breakfast set, a door slides open to the conservatory. The main bedroom one to front has a complete wall of wardrobes and bow window to front. The bathroom includes a useful linen cupboard, has a full sized bath, a sink and w.c. The garden is laid mainly with lawn surrounded by shrubs and small trees, a green house and timber shed are also included. The garage has an up and over door to front, windows and single door to side. The property has majority double glazing and gas central heating system. There is a local convenience store not far from the property, as well as Olive Hill Park. Main supermarkets, eateries and pubs in Black Heath high street, as well as a leisure centre, surgery and bus connections into Birmingham.





**Details:**

**Entrance Hallway**

**Lounge/Diner**

22' 1" x 11' 11" both max (6.73m x 3.63m)

**Breakfast Kitchen**

9' 6" x 9' 1" (2.89m x 2.77m)

**Conservatory**

16' 0" x 10' 0" both max (4.87m x 3.05m)

**Bedroom 2 / sitting room**

12' 11" x 10' 1" (3.93m x 3.07m)

**Main bedroom 1**

12' 5" x 10' 0" to wardrobes (3.78m x 3.05m)

**Bathroom**

7' 10" x 5' 10" inc cupboard (2.39m x 1.78m)

**Garage**

19' 10" x 9' 0" (6.04m x 2.74m)

**EPC Rating:** F

**Council Tax Band:** D (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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### 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)

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GROUND FLOOR  
1047 sq.ft. (97.2 sq.m.) approx.



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