

AP MORGAN



County Park Avenue, Halesowen
£495,000

Features:

- Large, detached, modern family home
- Five bedrooms
- Master with en-suite
- Kitchen/diner
- Lounge with feature fireplace
- Good size conservatory
- Spectacular views
- EPC - Pending

Description:

Immaculately presented, five-bedroom, modern, detached family home in the sought-after area of Halesowen. Occupying a substantial corner plot on the popular Abbeyfields estate, the property is close to good transport links, sought after schools and the beautiful listed Leasowes Park.

This property offers stunning views, especially at sunset and is tastefully decorated throughout. The ground floor comprises; Hallway, W.C, snug area, well-fitted kitchen/diner with space for; a range cooker, dishwasher, fridge and freezer. A useful utility room has space for a washing machine, tumble dryer and American style fridge-freezer. The lounge has a feature fireplace and patio-doors onto the rear garden and separate doors into the good-sized conservatory, with further access to the garden.

The first-floor accommodation has a spacious landing with five good sized bedrooms. The master bedroom has space for wardrobes and it benefits from a large en-suite with bath and separate shower. The second double bedroom is a very good size and as well as having fitted wardrobes offers beautiful views of the countryside. The third, fourth and fifth bedrooms are well proportioned with two of these bedrooms having fitted wardrobes. The family bathroom is beautifully decorated in a timeless style, is well sized and has a large corner shower.

Externally the property has a driveway for multiple vehicles and a double garage. Additionally, there is side-access to a sizeable private rear garden which is perfect for alfresco dining with a large patio area, as well as having a separate lawned area with planted borders and offers stunning views of the distant countryside.

Amenities are extremely close in Halesowen town centre, which offers plenty of shops and also benefits from a recently redeveloped main bus terminal operating a direct bus service to Birmingham City and surrounding areas. Junction three of the M5 is only minutes away providing access to the M5/M6/M42 network.



Details:

Entrance Porch

4' 8" x 4' 9" (1.42m x 1.45m) (Max)

W.C

4' 8" x 4' 3" (1.42m x 1.29m) (Max)

Snug

13' 1" x 9' 8" (3.98m x 2.94m) (Max)

Kitchen/Diner

11' 5" x 15' 6" (3.48m x 4.72m)

Utility

11' 9" x 6' 8" (3.58m x 2.03m) (Max)

Lounge

11' 8" x 18' 2" (3.55m x 5.53m) (Max)

Conservatory

12' 2" x 11' 2" (3.71m x 3.40m) (Max)

Landing

19' 2" x 5' 9" (5.84m x 1.75m) (Max)

Master bedroom

12' 8" x 11' 9" (3.86m x 3.58m) (Max)

En-suite

4' 9" x 11' 9" (1.45m x 3.58m) (Max)

Bedroom Two

10' 10" x 12' 0" (3.07m x 3.65m)

EPC Rating:

Council Tax Band: E (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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Need a mortgage?

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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.

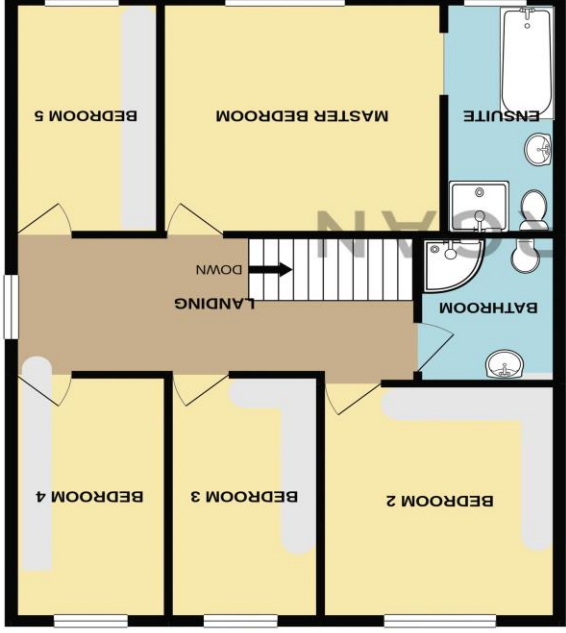
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GROUND FLOOR
959 sq.ft. (89.1 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.4 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 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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