



**Royal Oak Road, Halesowen**

Offers in Excess of £325,000



**Features:**

- Semi detached house
- Three bedrooms
- Two reception rooms
- Kitchen/breakfast room and utility
- Family bathroom and shower room
- Well-maintained rear garden
- Driveway and storage garage
- EPC - E

**Description:**

This three bedroom family home, with off road parking and a well-maintained garden.

The property in brief: Entrance hall leading to the spacious lounge, which benefits from a bay window and fireplace. Through to the sitting room, which offers French doors to the rear garden. The sitting room lies open to the kitchen/diner, which has an electric hob and an oven, as well as space for a fridge/freezer. Next to the utility room, which offers an additional sink as well as space for a washing machine. There is also a downstairs shower room with WC.

Upstairs: Double bedroom one has integrated wardrobes and a bay window. There is a further double bedroom two, and a well-proportioned bedroom three. The family bathroom offers a modern white suite.

Outside: The rear garden has a patio area, followed on by lawn. To the end of the garden is a pebbled area and a shed for storage. To the front is a driveway and a garage for storage. This property is ideal for families due to its close proximity to local schooling and a nursery. There are commuting routes to Birmingham and the M5, as well as bus routes to Birmingham and Stourbridge. Local shops and amenities are accessible close-by, with further shops and supermarkets being located in Halesowen town.





**Details:**

**Entrance Hall**

**Lounge**

14' 3" to bay x 11' 0" (4.34m x 3.35m)

**Sitting Room**

12' 0" to bay x 7' 4" (3.65m x 2.23m)

**Kitchen**

15' 0" to bay x 11' 0" (4.57m x 3.35m)

**Utility**

16' 7" x 5' 2" (5.05m x 1.57m)

**Shower Room**

8' 3" x 3' 6" (2.51m x 1.07m)

**Bedroom One**

14' 7" to bay x 9' 6" to wardrobe (4.44m x 2.89m)

**Bedroom Two**

12' 8" x 11' 4" (3.86m x 3.45m)

**Bedroom Three**

8' 5" x 6' 0" (2.56m x 1.83m)

**Bathroom**

9' 1" max x 7' 7" max (2.77m x 2.31m)

**Garage**

8' 1" x 7' 0" (2.46m x 2.13m)

**EPC Rating:** E

**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.



## 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.morgans.co.uk](http://www.morgans.co.uk)

### Property to sell?

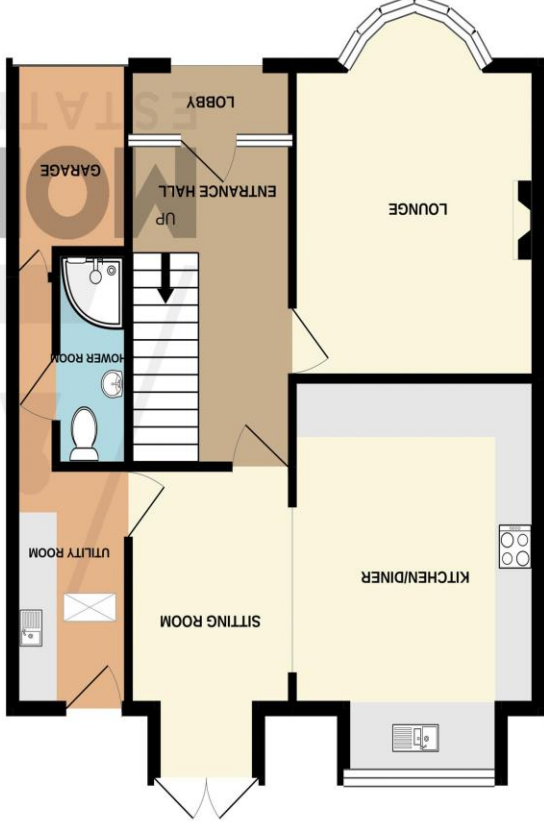
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

### Need a solicitor?

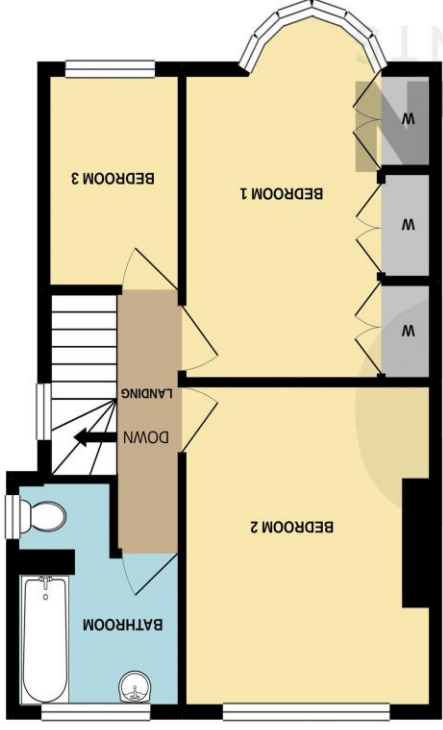
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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, [cuberemovals.co.uk](http://cuberemovals.co.uk), to arrange a survey.



GROUND FLOOR (57.8 sq.m.) approx.



1ST FLOOR (41.7 sq.m.) approx.

TOTAL FLOOR AREA: 107.1 sq.ft. (99.5 sq.m.) approx.

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