

AP MORGAN



Wheatcroft Close, Halesowen
Offers in Excess of £290,000

Features:

- Extended 4-bedroom semi-detached house
- Lounge
- Kitchen/diner
- Conservatory
- Bathroom & ground floor shower room
- 3 generous bedrooms + home office
- Off-road parking & garage
- EPC rating - D

Description:

A much extended and well-presented 4-bedroom semi-detached house in the Halesowen area, well placed for local shops, schools, amenities, and routes to the town centre and surrounding conurbations. The property briefly consists of a double-glazed porch, hall, lounge with large bay and feature fireplace with real flame gas fire. The hall leads onward to the kitchen/diner. The dining area also has a feature fireplace and has room for a table and chairs and settee. This leads to the conservatory which has double French doors to the rear garden. The kitchen has matching units and cupboards, a Belfast style sink, integrated dish washer and fridge/freezer, and space for a washing machine and the cooker of your choice. A further door leads to a rear hall with doors to the shower room with sink and toilet, a door to the rear garden, and pedestrian access to the garage. Upstairs presents double bedroom 1 and 3, large bedroom 2 over the garage and bedroom 4 which currently serves as a home office. Outside to the front there is a drive providing off-road parking and a lawn with border planting. To the rear the enclosed garden provides a patio to the house, decorative gravel surround to the circular lawn, and a garden shed. The property benefits from double glazing, gas central heating, and PV solar panels to the roof providing lower cost electricity.



Details:

Porch

Hall

Lounge

14' 6" max x 11' 7" (4.42m x 3.53m)



Dining Area

11' 0" x 8' 11" (3.35m x 2.72m)

Kitchen Area

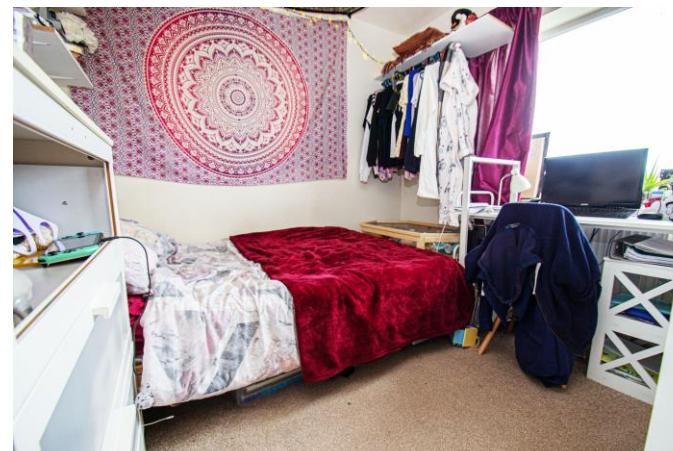
18' 0" x 7' 10" (5.48m x 2.39m)

Conservatory

9' 1" x 8' 9" (2.77m x 2.66m)

Shower Room

8' 0" x 4' 0" (2.44m x 1.22m)



Bedroom 1

11' 9" x 11' 0" (3.58m x 3.35m)

Bedroom 2

20' 1" x 7' 1" (6.12m x 2.16m)

Bedroom 3

9' 6" x 9' 0" (2.89m x 2.74m)

Bedroom 4

6' 3" x 5' 6" (1.90m x 1.68m)

EPC Rating: E

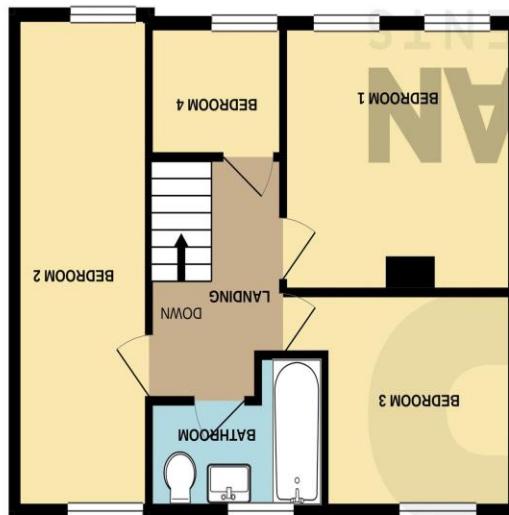
Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).



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

1ST FLOOR
497 sq.ft. (46.2 sq.m.) approx.



GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



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Arrange a survey.

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