



**West Road, Halesowen**

**£170,000**



**Features:**

- Terraced house
- Three bedrooms and loft room
- Two reception rooms
- Kitchen
- Modern bathroom
- Rear garden
- Driveway
- EPC - TBC

**Description:**

This three bedroom terraced house with additional loft room, ideal for first time buyers due to its location and size.

The property in brief: Entrance hall with under stair storage plumbed or a washing machine. Round to the lounge with bay window and feature fireplace, and back through to the dining room which lies open to the kitchen. The kitchen offers space for a cooker and a fridge.

Upstairs: Bedroom one is very generous in size and benefits from a bay window. There is a further double bedroom two and well proportioned bedroom three. The loft room is accessed via stairs in the third bedroom. There is also a modern bathroom with a bath and overhead shower.

Outside: The rear garden is generous in size, and offers a patio with shed, followed on by lawn. There is also side access to the front of the property. To the front is a driveway for off-road parking.

This property is ideally situated for commuters, with road links to Birmingham and the M5, bus links to Birmingham and Merry Hill, and Cradley Heath train station being in close proximity, offering rail links to Birmingham and Worcester. There are local schools for all ages close-by, as well as a park. Shops and amenities are located near, with further shops being accessed in Halesowen town centre.



**Details:**

**Entrance Hall**

**Lounge**

12' 0" to bay x 9' 9" (3.65m x 2.97m)

**Dining Room**

12' 3" to bay x 9' 9" (3.73m x 2.97m)

**Kitchen**

5' 7" x 5' 2" (1.70m x 1.57m)

**Bedroom One**

12' 4" to bay x 9' 9" (3.76m x 2.97m)

**Bedroom Two**

9' 9" x 9' 9" (2.97m x 2.97m)

**Bedroom Three**

9' 9" max x 9' 2" max (2.97m x 2.79m)

**Loft Room**

9' 6" x 16' 2" (2.89m x 4.92m)

**Bathroom**

5' 8" x 5' 2" (1.73m x 1.57m)

**EPC Rating:**

**Council Tax Band:** B (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.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.

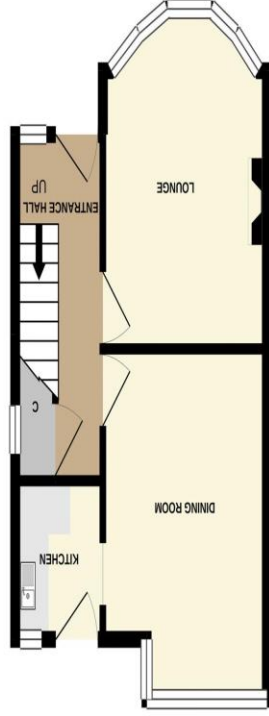
### Need a solicitor?

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.

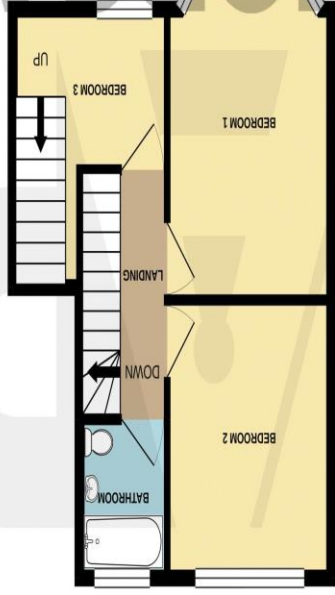
### Need a removal company and storage?

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.

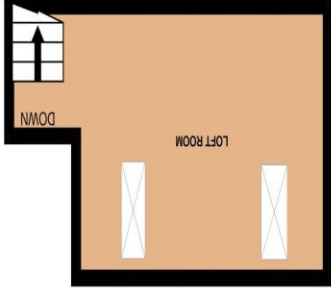
GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



2ND FLOOR  
160 sq.ft. (14.9 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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

MORGAN  
ESTATE AGENTS

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.