

**AP MORGAN**



**Hazeldene Road, Halesowen**  
Offers in Excess of £290,000

**Features:**

- Modern semi-detached property
- Tastefully decorated throughout
- Beautifully fitted kitchen
- Three good-size bedrooms
- Good-size rear garden
- Sought after location
- Close to amenities
- EPC - D

**Description:**

A beautifully presented three-bedroom semi-detached property in a sought-after location of Halesowen. This immaculate property briefly comprises; Storm porch, entrance hallway, a modern and well-fitted kitchen that benefits quartz flooring and has space for a range cooker, washing machine, dishwasher, and tumble dryer. This leads to a spacious dining room that boasts bi-folding doors onto a tastefully decorated lounge with a feature fireplace and bay window. Upstairs the property has three good-size bedrooms, bedroom one is a double that benefits from having fitted wardrobes, bedroom two is also a double and has space for wardrobes, and bedroom three is a good-size single with space for wardrobes. Lastly on the first floor is a modern family bathroom with a stunning free-standing roll-top bath with an overhead shower. Externally the property has a lovely split level rear garden, at the top is a spacious patio area perfect for alfresco dining, further to that is a well-proportioned mainly laid to lawn area with planting borders on one side, finally at the bottom of the garden is a pebbled area with an adjoining garden pagoda. At the front of the property is a good-size private driveway that can accommodate three vehicles, as well as it benefiting from an accompanying garage with access to the rear of the property. Halesowen town is a short distance away providing supermarket shopping, leisure facilities, restaurants, banks and bus links. Furthermore, the property is well-positioned to offer ease of access to major road links including the A456 and M5 allowing ease of travel into Birmingham and further afield.



## Details:

### Storm Porch

1' 6" x 5' 9" (0.46m x 1.75m) (Max)

### Hallway

10' 4" x 6' 1" (3.15m x 1.85m) (Max)

### Kitchen

11' 4" x 9' 0" (3.45m x 2.74m) (Max)

### Dining Room

11' 5" x 9' 4" (3.48m x 2.84m) (Max)

### Lounge

11' 9" x 12' 4" (3.58m x 3.76m) (Max)

### Bedroom One

10' 4" x 12' 1" (3.15m x 3.68m) (Max)

### Bedroom Two

12' 1" x 11' 5" (3.68m x 3.48m) (Max)

### Bedroom Three

8' 1" x 6' 7" (2.46m x 2.01m) (Max)

### Family Bathroom

8' 2" x 6' 7" (2.49m x 2.01m) (Max)

### Garage

17' 4" x 8' 1" (5.28m x 2.46m) (Max)

### EPC Rating: D

**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.



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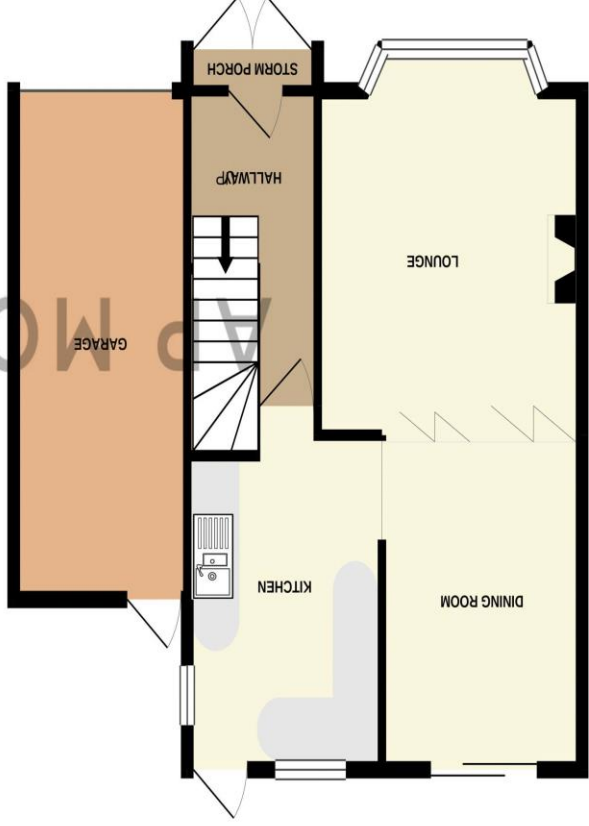
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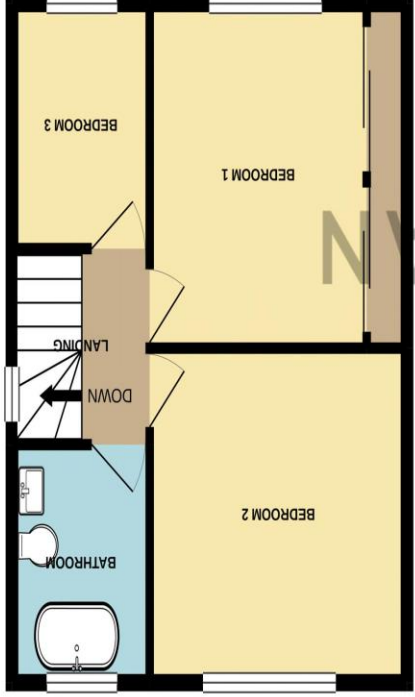
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GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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.  
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