



AP MORGAN

Lyttleton Avenue, Halesowen
Offers in Excess of £200,000

Features:

- A 3-bedroom semi-detached house
- Lounge and dining room
- Extended kitchen
- 2 double bedrooms
- Bathroom with shower
- Enclosed rear garden
- Off-road parking
- EPC - D

Description:

A 3-bedroom semi-detached house with an extended kitchen in a cul-de-sac location. The property briefly comprises: porch, hall with useful under stairs storage, giving onto the lounge with bay window overlooking the front garden. A further door from the hall leads to the dining room with useful store cupboard, and finally on to the extended kitchen which has a range of cupboards and units, inset sink, space for the cooker of your choice, washing machine, tumble dryer, and fridge/freezer. Upstairs presents double bedroom1 with a bay window giving additional space, double bedroom 2, bedroom 3, and the 3-piece family bathroom having a shower over the bath. Outside to the front the garden area gives useful off-road parking and some border planting with a gate to the enclosed rear garden which is on 2 levels and has patio, lawn, raised planting beds and a garden shed. From the side entry is a useful storage area with some under cover area. This property is ideally situated for local shops and amenities. For commuters there are road links to Birmingham and the M5, and for families there is a range of local schooling for all ages.



Details:

Porch

Hall

Lounge

13' 7" into bay x 10' 9" (4.14m x 3.27m)

Dining Room

14' 0" x 10' 4" (4.26m x 3.15m)

Kitchen

14' 4" x 7' 3" (4.37m x 2.21m)

Bedroom 1

14' 2" into bay x 10' 0" (4.31m x 3.05m)

Bedroom 2

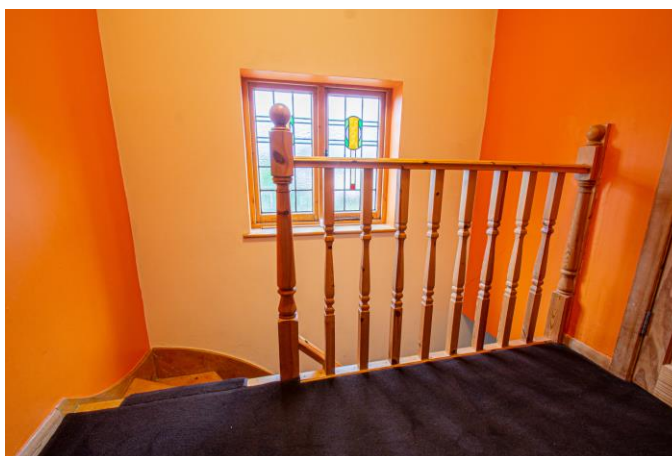
10' 6" x 10' 0" (3.20m x 3.05m)

Bedroom 3

7' 4" x 6' 5" (2.23m x 1.95m)

Bathroom

6' 4" x 5' 9" (1.93m x 1.75m)



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.

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.morganfs.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.

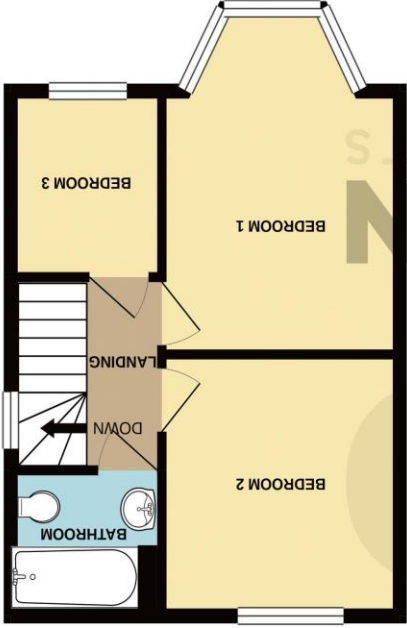
Need a removal company and storage?

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, cubere removals.co.uk, to arrange a survey.

GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 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.
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