

AP MORGAN



Royal Oak Road, Halesowen
Offers in Excess of £375,000

Features:

- Modern semi-detached property
- Three bedrooms
- Lounge with feature fireplace
- Large rear garden
- Off-road parking with space for several vehicles
- Sought after area
- Close to amenities
- EPC - Pending

Description:

A tastefully decorated three-bedroom modern semi-detached property located on a quiet road in a sought-after area of Halesowen. In brief, this property comprises; Entrance hallway with under stairs storage, a spacious lounge/diner with a feature fireplace and double doors onto the rear patio, followed by a good-size kitchen that benefits from having an integrated double oven, microwave, and five ring gas burner hob. Space for additional appliances can be found in the well-proportioned utility room that has space for a fridge freezer, washing machine, and tumble dryer, lastly the ground floor of this property is a W.C and further built-in storage in the utility room. The first floor of this property lends itself to three good-size bedrooms, the first is a double that benefits from having space for wardrobes, the second is also a double with space for wardrobes, as well as a good-size third single bedroom which has space for a double bed. Lastly on the first floor is a well-proportioned family bathroom with a bath and shower unit. Externally this property boasts an expansive rear garden which is mainly laid to lawn with planting borders and attractive tree's and shrubbery to the edges, as well as a water feature half way down and a good-size patio area perfect for alfresco dining which can be accessed via the dining room and utility room. To the front of the property is a good-size private driveway that can accommodate four vehicles. The property has been extensively refurbished, benefiting from gas central heating and double glazing. Locally the property is well within reach of Lapal Primary School as well as Howley Grange, shops, chemist, medical centre, a nursery and park. The M5 motorway is a short distance away for commuting to Birmingham. *The tenure of this property is FREEHOLD*



Details:

Hallway

14' 5" x 8' 0" (4.39m x 2.44m) (Max)

Lounge

11' 3" x 10' 4" (3.43m x 3.15m) (Max)

Dining Area

12' 9" x 10' 4" (3.88m x 3.15m) (Max)

Kitchen

11' 5" x 7' 7" (3.48m x 2.31m) (Max)

Utility

19' 9" x 7' 1" (6.02m x 2.16m) (Max)

W.C

3' 9" x 3' 5" (1.14m x 1.04m) (Max)

Bedroom One

14' 0" x 10' 0" (4.26m x 3.05m)

Bedroom Two

12' 9" x 10' 0" (3.88m x 3.05m) (Max)

Bedroom Three

9' 9" x 7' 9" (2.97m x 2.36m)

Family Bathroom

10' 7" x 4' 9" (3.22m x 1.45m) (Max)

EPC Rating:

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.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?

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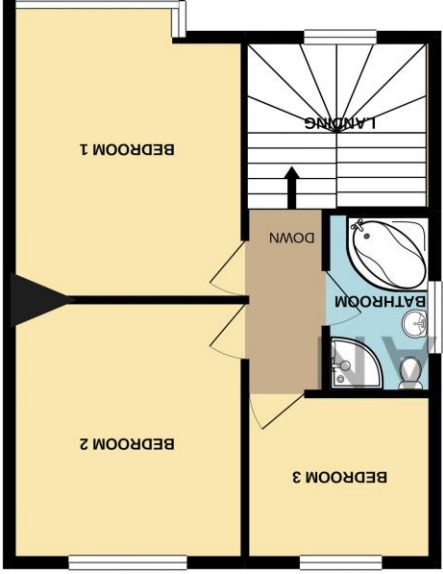
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GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
476 sq.ft. (44.2 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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