

AP MORGAN



Woodleigh Close, Halesowen
Offers in Excess of £260,000

Features:

- Modern semi-detached property
- Three double bedrooms
- Two reception rooms
- Private driveway with accompanying garage
- Large private rear garden
- Sought after location
- Close to amenities
- EPC - Pending

Description:

A modern and spacious three-bedroom semi-detached property in a popular area of Halesowen. In brief, this property comprises; A good-size hallway, which connects to a spacious lounge and kitchen/diner which benefits from having space for a range cooker, washing machine, dishwasher, tumble dryer, and fridge freezer. Lastly on the ground floor is a delightful conservatory that can be accessed via the lounge and kitchen/diner which looks out onto the large rear garden.

Leading upstairs the property has three good-size bedrooms; Bedroom one is a double with space for wardrobes, bedroom two is a double with space for wardrobes, and bedroom three is also a double with space for wardrobes and currently being used as an office. Lastly on the first floor is a family bathroom with bath. Externally the property boasts an expansive rear garden which is mainly laid to lawn with scattered and attractive trees and shrubbery. The property also benefits from side access which leads to a good-size private driveway with space for two vehicles as well as an accompanying garage.

Situated in an ideal location for access to Halesowen town and major bus routes into Stourbridge, Halesowen, and Birmingham. Nearby shops are available as well as good local schooling and Halesowen college.



Details:

Hallway

15' 9" x 9' 7" (4.80m x 2.92m) (Max)

Lounge

16' 3" x 10' 2" (4.95m x 3.10m) (Max)

Kitchen/Diner

16' 4" x 7' 9" (4.97m x 2.36m) (Max)

Conservatory

10' 1" x 18' 9" (3.07m x 5.71m) (Max)

Bedroom One

13' 3" x 9' 9" (4.04m x 2.97m) (Max)

Bedroom Two

13' 4" x 7' 8" (4.06m x 2.34m) (Max)

Bedroom Three

12' 5" x 10' 7" (3.78m x 3.22m) (Max)

Family Bathroom

6' 1" x 7' 4" (1.85m x 2.23m) (Max)

Garage

16' 4" x 8' 6" (4.97m x 2.59m) (Max)

EPC Rating:

Council Tax Band: (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.

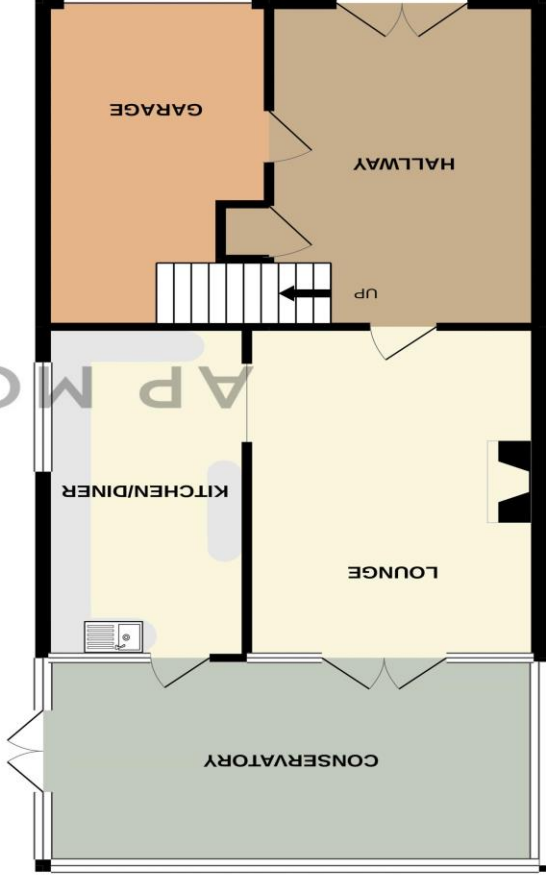
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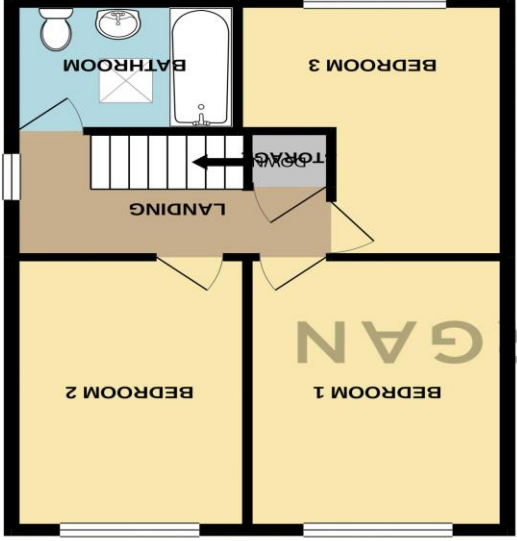
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cubereovals.co.uk, to arrange a survey.

GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 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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