

AP MORGAN



Brier Mill Road, Halesowen
£220,000

Features:

- Modern terraced property
- Three bedrooms
- Kitchen/Diner
- Lounge with feature bay window
- Good-size garden
- Private driveway with space for multiple vehicles
- Sought after area
- EPC - D

Description:

A modern three-bedroom terraced property in a sought-after area of Halesowen. This property briefly comprises; Entrance porch, which leads through to a spacious hallway that connects to a good-size kitchen/diner with patio doors onto the rear garden and integrated; Dishwasher, under-counter fridge, induction hob, and oven, the kitchen also connects to a large garage with utility area comprising of room for a tumble dryer, fridge freezer, larder unit, and plumbing for washing machine.

Leading up to the first floor is a very spacious lounge/diner and well-proportioned dining room with a feature fireplace, as well as a family bathroom with a corner bath and overhead shower. Leading up to the second floor is three good-size bedrooms. Bedroom one is a double and has two windows, and a fitted mirror wardrobe, bedroom two is also a double and has space for wardrobes, and bedroom three is a single bedroom which also has space for wardrobes.

Externally the property benefits from a good-sized block paved private drive that has space for multiple vehicles, as well as accompanying garage and an equally good-size and easily maintainable rear garden. Ideally located close to a number of highly sought-after primary schools. The property is within walking distance, along a canal pathway to Leasowes park which is believed to be one of the first natural landscape gardens in England. Shops and amenities can be accessed in Halesowen town centre. There are commuting routes to Birmingham and the M5, as well as bus routes to Birmingham and Merry Hill from Halesowen bus station.



Details:

Kitchen/Diner

10' 0" x 15' 8" (3.05m x 4.77m) (Max)

Dining Room

9' 9" x 10' 0" (2.97m x 3.05m) (Max)

Lounge

11' 9" x 15' 9" (3.58m x 4.80m) (Max)

Bathroom

5' 5" x 10' 0" (1.65m x 3.05m) (Max)

Bedroom One

10' 0" x 15' 8" (3.05m x 4.77m) (Max)

Bedroom Two

11' 8" x 8' 6" (3.55m x 2.59m) (Max)

Bedroom Three

12' 0" x 6' 9" (3.65m x 2.06m) (Max)

Hallway

12' 8" x 6' 9" (3.86m x 2.06m) (Max)

Garage

17' 5" x 8' 6" (5.30m x 2.59m) (Max)

EPC Rating: D

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?

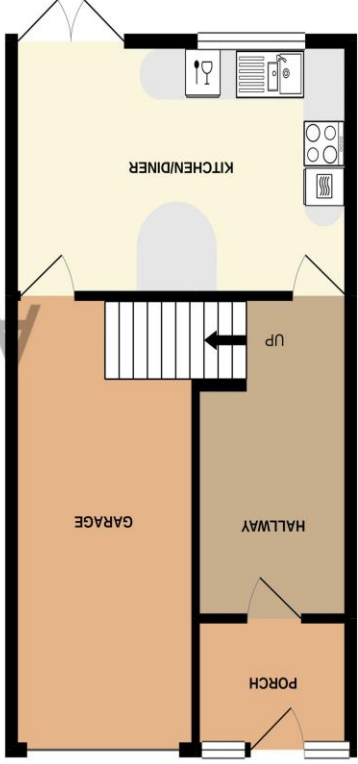
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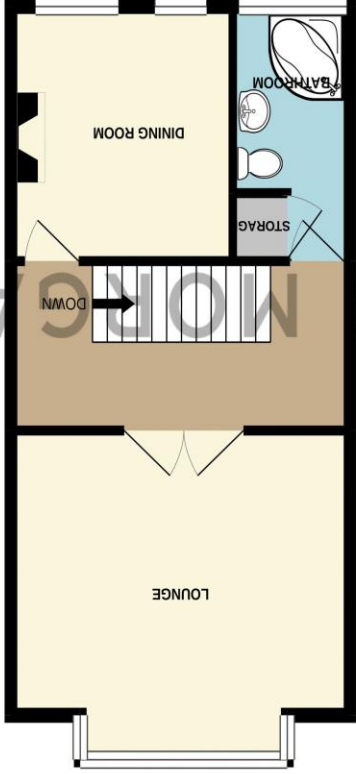
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Need a removal company and storage? A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work 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, to arrange a survey.

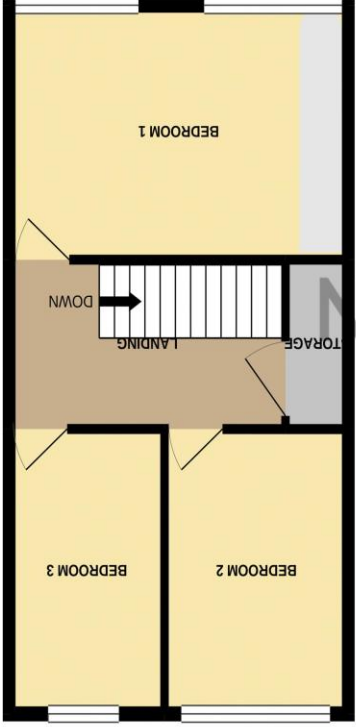
GROUND FLOOR (40.6 sq.m.) approx.



1ST FLOOR (41.9 sq.m.) approx.



2ND FLOOR (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft (123.2 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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