

**AP MORGAN**



**Sunbury Road, Halesowen**  
**£290,000**



**Features:**

- Modern semi-detached property
- Four bedrooms
- Bathroom with bath and shower
- Spacious kitchen/diner/living area
- Large garden
- Good-size driveway
- Close to amenities
- EPC - D

**Description:**

A tastefully decorated four-bedroom semi-detached property in a popular area of Halesowen. This property briefly comprises; Hallway which leads to an amazing open plan kitchen/living/dining area with sliding doors onto the rear patio on both sides. The modern kitchen/diner has been recently fitted and benefits from an integrated; Oven, hob, dishwasher, and microwave. The ground floor also benefits from built-in storage in the hallway as well as a downstairs W.C. which boasts a walk-in shower also. The first floor of this property accommodates four good-size bedrooms as well a spacious family bathroom and built-in storage on the landing. Bedrooms one and two are both double and have plenty of space for wardrobes. Bedroom three is also a good-size and has space for wardrobes, as well as bedroom four which is currently being used as a home office. Externally the property boasts an expansive rear garden which is split over two levels, on the first level is a spacious patio area perfect for alfresco dining, followed by the second level that leads to the top of the garden. The property benefits from side access which leads to a good-size private driveway that can accommodate three vehicles, as well as an accompanying garage which is currently being used as a separate utility area that has space for a washing machine and tumble-dryer. This property is situated by to a local secondary school, with primary schools being located near. There are local shops and amenities to hand, with further shops and supermarkets being accessed in Halesowen town centre. For commuters, the A458 runs close-by, providing road and bus links to Birmingham, Stourbridge, and Merry Hill.





**Details:**

**Lounge/Diner**

18' 1" x 11' 5" (5.51m x 3.48m)

**Kitchen/Diner**

18' 2" x 8' 4" (5.53m x 2.54m)

**W.C**

7' 7" x 3' 8" (2.31m x 1.12m) (Max)

**Bedroom One**

11' 0" x 11' 2" (3.35m x 3.40m) (Max)

**Bedroom Two**

11' 0" x 14' 4" (3.35m x 4.37m) (Max)

**Bedroom Three**

9' 8" x 8' 4" (2.94m x 2.54m) (Max)

**Bedroom Four**

10' 1" x 8' 3" (3.07m x 2.51m) (Max)

**Family Bathroom**

5' 3" x 10' 9" (1.60m x 3.27m) (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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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.

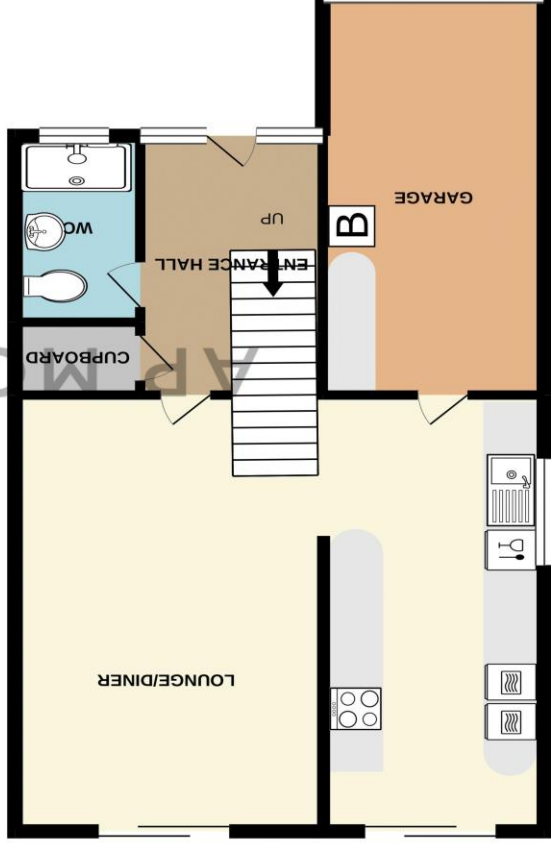
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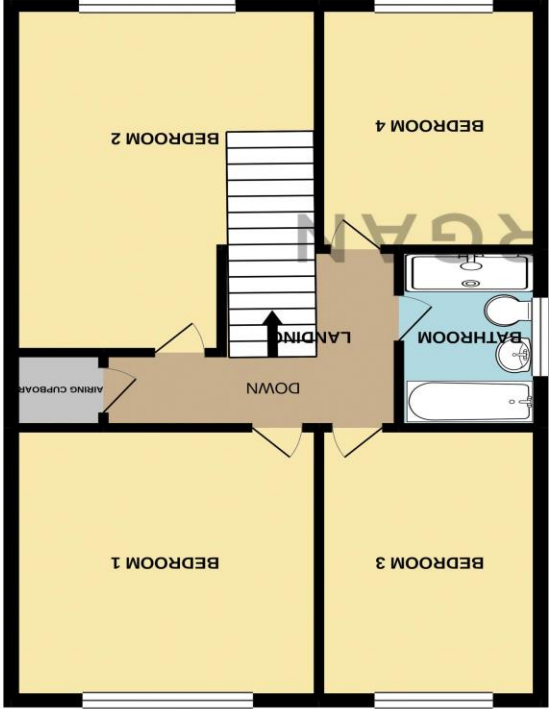
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GROUND FLOOR  
623 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 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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TOTAL FLOOR AREA: 1205 sq.ft. (111.9 sq.m.) approx.

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