

AP MORGAN



Frankley Avenue, Halesowen
£260,000

Features:

- Three bedroom semi-detached property
- Approved planning permission to extend
- Two reception rooms
- Good-size rear garden
- Private driveway with accompanying garage
- Popular location
- Close to amenities
- EPC - D

Description:

A three-bedroom semi-detached property in a popular area of Halesowen, with approved planning permission to extend. The layout briefly comprises: Storm porch leading to the hallway, having under stairs cupboard. Reception room one, with a feature fireplace and bay window to front. Followed by reception room two, with a second feature fireplace as well as a bay window and sliding doors onto the rear patio. Also on the ground floor is a well-proportioned kitchen with an integrated gas hob and oven, whilst also having space for a washing machine, dishwasher, and tumble dryer. Off the kitchen is a good-size utility area which also benefits from accommodating a downstairs W.C and entrance to the garage. The first floor is given over to a master bedroom which has space for wardrobes, a second bedroom which also has space for wardrobes, a third single bedroom which also has space for wardrobes, lastly is a good-size family bathroom with build-in storage and corner shower unit. Outside: The frontage is laid mainly with slabs, providing space for at least three vehicles. The rear garden of generous proportion is flat, has a patio space, a vast lawn, and floral borders. The property is well within reach of Howley Grange Primary School, as well as local shops, chemist, medical centre, a nursery, and a park. The M5 motorway is a short distance away for commuting to Birmingham.



Details:

Reception Room One

14' 8" x 10' 9" (4.47m x 3.27m) (Max)

Reception Room Two

15' 3" x 10' 9" (4.64m x 3.27m) (Max)

Kitchen

12' 1" x 6' 3" (3.68m x 1.90m) (Max)

Bedroom One

14' 9" x 11' 0" (4.49m x 3.35m) (Max)

Bedroom Two

14' 4" x 9' 9" (4.37m x 2.97m) (Max)

Bedroom Three

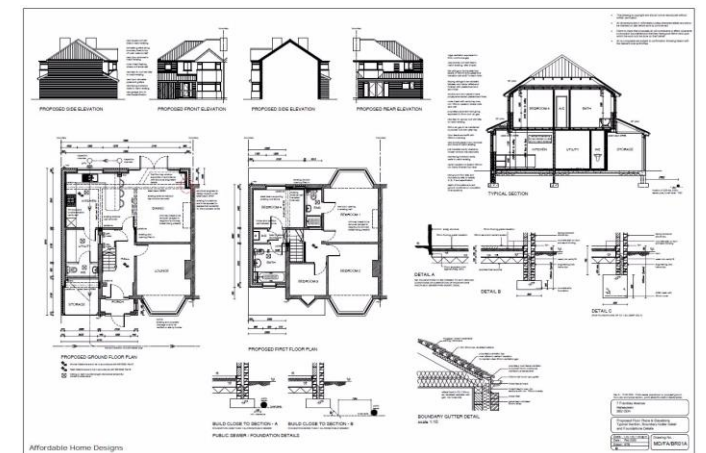
6' 7" x 7' 4" (2.01m x 2.23m) (Max)

Family Bathroom

8' 3" x 6' 3" (2.51m x 1.90m) (Max)

Garage

15' 3" x 6' 8" (4.64m x 2.03m) (Max)



EPC Rating: E

Council Tax Band: D (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.

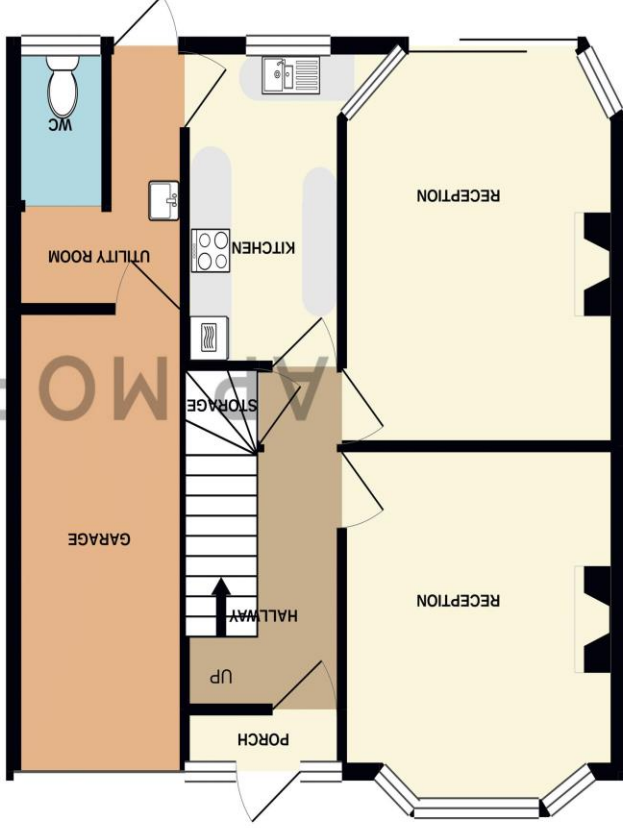
Need a solicitor?

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.

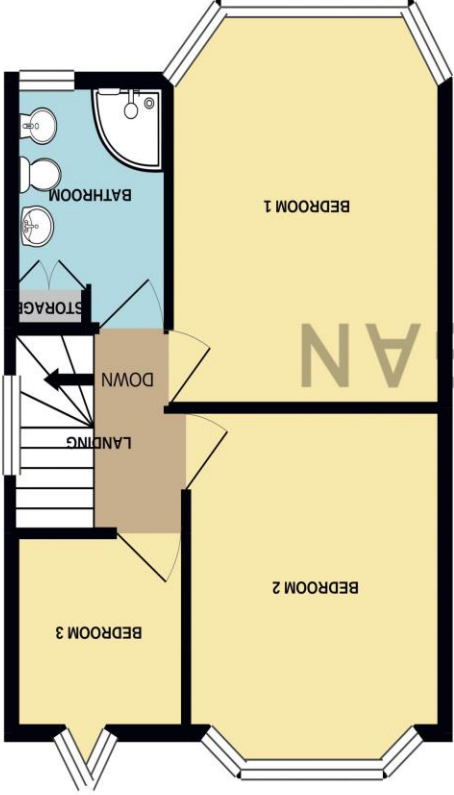
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals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

GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 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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