

AP MORGAN



Marshwood Croft, Halesowen
£295,000

Features:

- A well-presented 3 bedroom detached house
- Lounge
- Modern kitchen diner
- Utility and lean to room
- 2 double bedrooms
- Modern shower room
- Off-road parking and garage store
- EPC - C

Description:

A very well presented 3-bedroom link-detached house. The property briefly comprises: Porch, hall leading to the lounge having contemporary wall lights and a feature nook fireplace. The lounge gives onto the modern kitchen diner, having an inset sink and drainer, integrated induction hob, oven, dishwasher and fridge. The dining area has French doors leading to the rear garden. A further door leads to the lean to which has patio doors leading to the rear garden and work surface. Beyond is the utility area which gives space and plumbing for a washing machine and tumble dryer, with the separate guest W.C. A final door leads to the garage store which has an electrically operated door.

Upstairs presents double bedrooms 1 and 2, generous bedroom 3, and the modern 3-piece shower room.

Outside the front is devoted to off-road parking having a paved frontage and access to the garage store, whilst to the rear the neatly presented and fully enclosed garden comprises a patio to the house, a circular lawn flanked by Cotswold stone and raised planting.

The property is well sited for local shops and amenities, schools, pubs and eateries, Woodgate Valley Country Park, and commuter routes to the M5 and M42. Halesowen town centre is nearby with its many facilities,, and there are good routes into Birmingham, Dudley and beyond.



Details:

Porch

Hall

Lounge

15' 4" max x 12' 8" max (4.67m x 3.86m)

Kitchen/Diner

16' 1" x 10' 7" (4.90m x 3.22m)

Lean To

10' 7" x 6' 0" (3.22m x 1.83m)

Utility Inc Guest W.C.

7' 10" x 7' 6" (2.39m x 2.28m)

Bedroom 1

15' 0" x 9' 6" (4.57m x 2.89m)

Bedroom 2

11' 0" x 9' 6" (3.35m x 2.89m)

Bedroom 3

9' 6" x 6' 4" (2.89m x 1.93m)

Shower Room

7' 6" max x 6' 3" (2.28m x 1.90m)

Garage Store

10' 10" x 7' 10" (3.30m x 2.39m)

EPC Rating: C

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.



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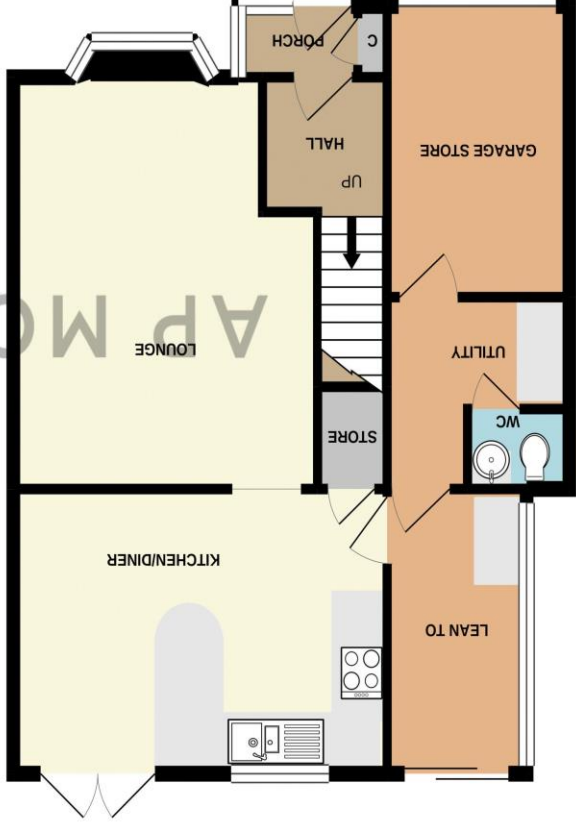
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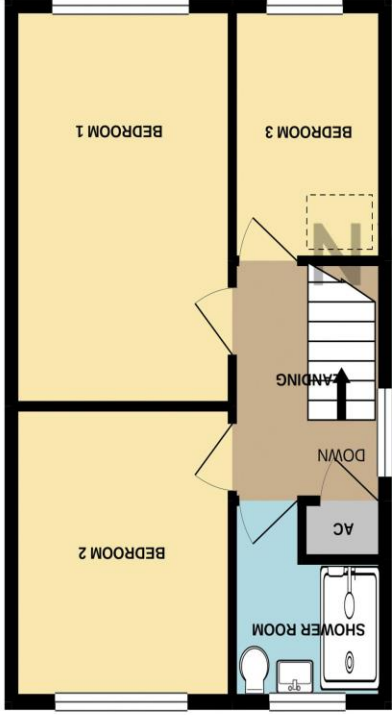
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GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 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 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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