

AP MORGAN



Spies Lane, Halesowen
£395,000

Features:

- Modern semi-detached property
- Five bedrooms
- Two bathrooms
- Two reception rooms
- Good-size rear garden
- Good-size private driveway
- Close to amenities
- EPC - D

Description:

A particularly well-presented property in a sought-after area of Halesowen located within walking distance of the beautiful Leasowes Park. This property briefly comprises; Porch, entrance hallway, a spacious lounge with a feature fireplace, and double doors onto a good-size dining room with a second fireplace. Further down the hallway is a beautifully fitted kitchen/diner which benefits from having space for a range cooker as well as an integrated under counter fridge. Space for a washing machine, dishwasher, and integrated under counter freezer can be found in the connecting utility room which is also a good-size and benefits from a lovely characterful stable door onto the rear patio. Lastly on the ground floor is a shower room and access to the garage. The first floor of this property lends itself to five bedrooms, bedroom one is a double with built-in storage, bedroom two is a double with space for wardrobes. Bedroom three is located in the renovated loft space and is a double with plenty of built-in storage. Bedroom four is a good-size single with space for wardrobes, and bedroom five is also a good-size single with space for wardrobes. Lastly on the first floor is a family bathroom with a bath and overhead shower. Externally this property boasts a good-size rear garden which is mainly laid to lawn with planting borders to the edges. Side access also leads to a good-size front driveway which can accommodate four vehicles, as well as an accompanying garage. Ideally located within walking distance of the beautiful Leasowes Park and Halesowen golf course as well as being in the catchment for many highly regarded schools such as; Lapel and Howley Grange primary, the property is also close to local shops, eateries, and supermarkets in Halesowen town centre. For commuting, the M5 is a short distance away which offers great transport links to Birmingham, Worcester and London.



Details:

Porch

1' 6" x 6' 0" (0.46m x 1.83m) (Max)

Hallway

14' 3" x 6' 4" (4.34m x 1.93m) (Max)

Lounge

10' 9" x 21' 0" (3.27m x 6.40m)

Dining Room

13' 2" x 10' 9" (4.01m x 3.27m)

Kitchen/Diner

11' 6" x 7' 9" (3.50m x 2.36m) (Max)

Utility Room

5' 8" x 7' 9" (1.73m x 2.36m)

Bathroom

6' 4" x 4' 4" (1.93m x 1.32m) (Max)

Bedroom One

11' 3" x 9' 7" (3.43m x 2.92m)

Bedroom Two

10' 9" x 10' 1" (3.27m x 3.07m)

Bedroom Three

13' 1" x 11' 3" (3.98m x 3.43m) (Max)

Bedroom Four

12' 9" x 6' 8" (3.88m x 2.03m) (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.



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.

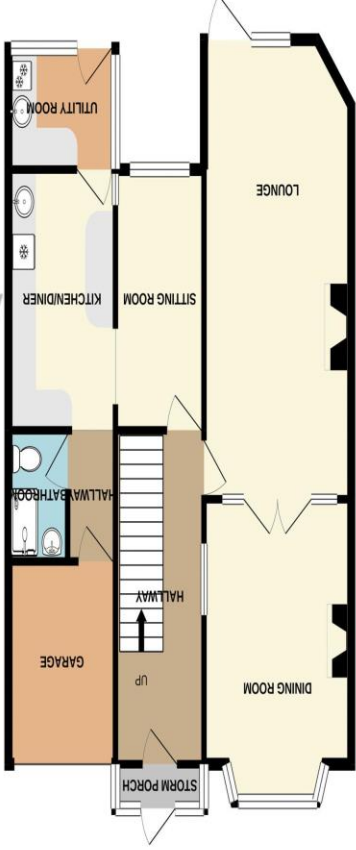
Need a solicitor?

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.

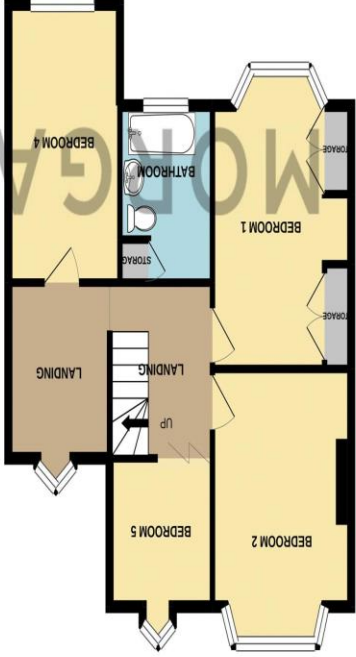
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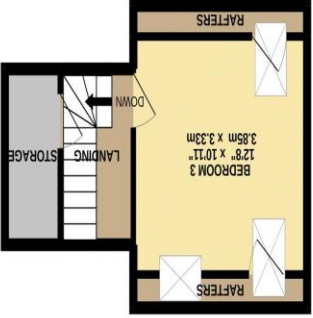
GROUND FLOOR
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



2ND FLOOR
251 sq.ft. (23.3 sq.m.) approx.



TOTAL FLOOR AREA: 1631 sq.ft. (151.5 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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