

AP MORGAN



Carters Lane, Halesowen
Offers in Excess of £300,000

Features:

- A well presented semi detached house
- Three spacious bedrooms
- Lounge/diner
- Fitted breakfast/kitchen
- Upstairs bathroom
- Separate garage and driveway
- Rear garden with shed and decking.
- Epc rating C

Description: A particularly well presented, three bedroom semi detached home, boasting many appealing features.

The layout briefly comprises: Entrance hall with storage cupboard, grey radiator, oak effect floor and recently fitted thermal front door. Excellent breakfast/kitchen, fitted with ample wall and base units, black inset sink under the window which has internal shutters, integrated oven with electric hob, extractor over, plumbing for both a washing machine and dishwasher, space for a fridge/freezer and side door to driveway. The generous rear lounge, has white painted boards to floor, blinds to windows and central door leading onto the garden.

The first floor is given over to bedroom one, attractively decorated and laid with grey wood effect flooring. The two further double bedrooms are carpeted. There is a family bathroom off the landing with shower over the bath.

Outside; the rear garden has a patio area leading onto the lawn with raised borders to the left, a decked seating platform sits to the far end to maximise the sun. Access is gained to the side of the single garage and a timber store and shed sit behind this. The driveway could accommodate up to 3 cars in a tandem arrangement.

Other benefits include: Gas central heating boiler, grey double glazing to most of the property and oak internal doors.

Note: The property has recently had some plastering and decorating carried out, and some small areas of finishing may be required.

Locally the property is near to Lapal and Howley Grange Primary schools and Leasowes High School. Within some yards away sit a good facilities including a convenience store, takeaways, dentist and pub/restaurant. Leasowes park, a medical practice, cinema and gym a short distance away. Excellent road transport links lead towards the M5 motorway for commuting to Birmingham.



Details:

Entrance Hallway

Breakfast/kitchen

12' 10" x 11' 0" (3.91m x 3.35m)

Lounge/Diner

19' 10" x 12' 8" (6.04m x 3.86m)

Stairs rise to first floor landing

Bedroom 1

13' 0" x 10' 10" (3.96m x 3.30m)

Bedroom 2

12' 9" x 8' 10" (3.88m x 2.69m)

Bedroom 3

12' 0" x 8' 2" (3.65m x 2.49m)

Bathroom

8' 9" x 7' 8" (2.66m x 2.34m)

Separate w.c.

Garage

16' 0" x 8' 3" (4.87m x 2.51m)

EPC Rating: C

Council Tax Band: D (tbc by solicitors).

Tenure: (tbc by solicitors).

For more information or to arrange a viewing, please call us on
0121 809 9809.



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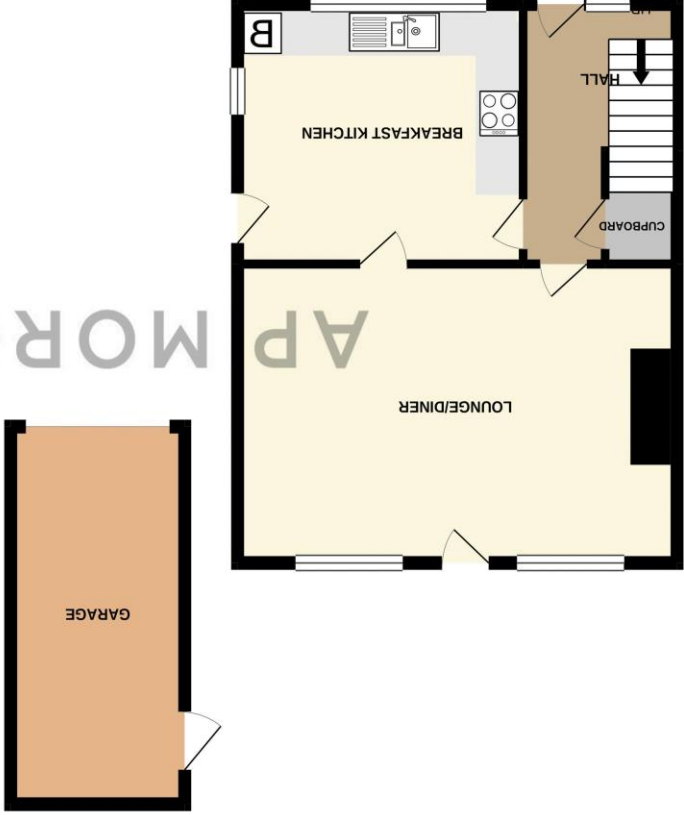
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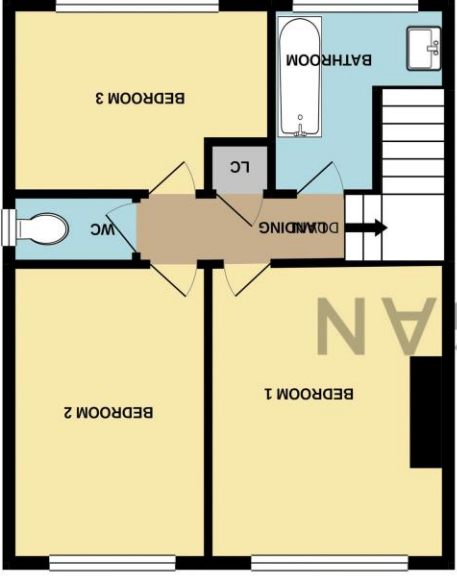
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GROUND FLOOR
600 sq.ft. (55.8 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 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 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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