



Fallowfield Road, Halesowen
£299,950

Features:

- Semi Detached
- 3 bedrooms
- Two Reception Rooms
- Modern Refitted Kitchen/Diner
- Modern Family Bathroom
- Sought after location
- Large Rear Garden
- EPC C

Description:

AP Morgan are pleased to present this beautifully extended three Bedroom semi detached Mucklow home. With a superb refitted kitchen, lovely views to the front, double glazing and gas central heating. Near to the A458 road to Stourbridge and Birmingham, as well as Manor Way providing road links to the M5. Local bus routes such as 4H stop nearby providing public transport links into Halesowen Town Centre where there are an abundance of shops and amenities. The bus route also goes to Halesowen Bus Station where there are further connecting buses to locations such as Birmingham, Merry Hill, Stourbridge and West Bromwich. Situated on this very sought after road the property briefly comprises; Off road parking with neat front garden, Porch, Hallway, Front Lounge with Bay Window, Rear Living Room with French Doors to Rear Garden, Extended Kitchen/Diner with integrated Oven, Hob and Dishwasher and also has space for a large Fridge/Freezer, Utility with space for both a Washer and Dryer, as well as a sink, Cloakroom with W/C, Garage/Store. First floor landing leads onto: Large Bedroom One, with fitted Wardrobes including an integrated Dresser with Mirrors and lighting, a Double Bedroom Two and a further well-proportioned Bedroom Three, Family Bathroom with separate Shower. Outside: The Rear Garden has a recently renovated Patio Area, ideal for garden furniture for entertaining, as well as a Lawn area and wood chippings at the top suitable for children's garden toys. To the front of the property, there is a Three/Four car Driveway and a Lawn area as well as side access to the rear of the property. We recommend early viewings to truly appreciate this modern Family home.



Details:

Entrance Porch

Hallway

Lounge

12' 9" into bay x 11' 5" (3.88m x 3.48m)

Lounge

11' 0" x 11' 5" (3.35m x 3.48m)

Kitchen/Diner

20' 9" x 10' 5" max (6.32m x 3.17m)

Utility

6' 3" x 7' 3" (1.90m x 2.21m)

WC

7' 4" x 3' 3" (2.23m x 0.99m)

Garage

7' 4" x 8' 3" (2.23m x 2.51m)

Bedroom One

13' 6" into bay x 11' 5" (4.11m x 3.48m)

Bedroom Two

10' 9" x 11' 5" (3.27m x 3.48m)

Bedroom Three

7' 8" x 8' 5" (2.34m x 2.56m)

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.



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.

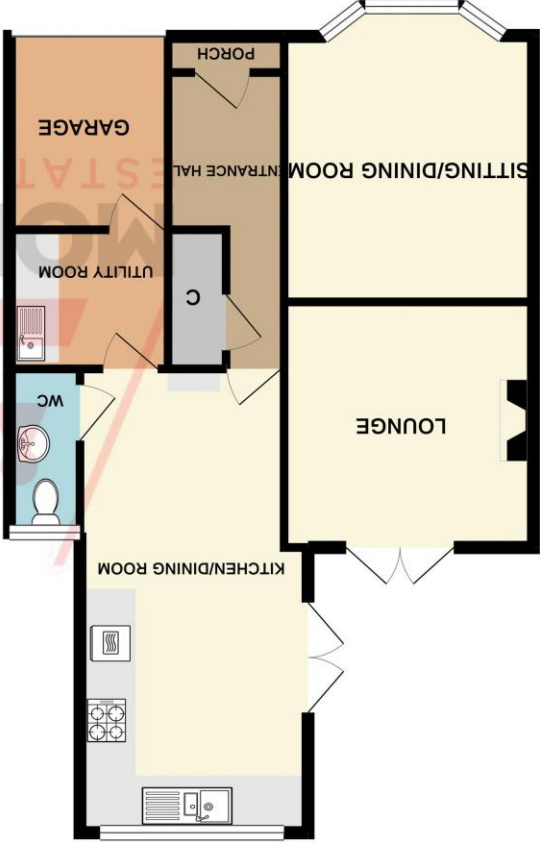
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A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

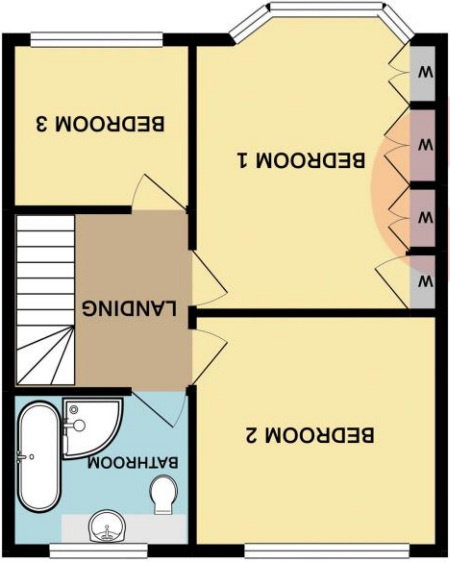
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals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

GROUND FLOOR 688 sq. ft. (64.0 sq. m.)



1ST FLOOR 463 sq. ft. (43.0 sq. m.)



TOTAL FLOOR AREA: 1151 sq. ft. (106.9 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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