



**Bournebrook Crescent, Halesowen**  
Offers in Excess of £210,000



**Features:**

- \*NO UPWARD CHAIN\*
- Semi Detached House
- Three Bedrooms
- Lounge/Diner
- Kitchen/Breakfast Room
- Family Bathroom
- Large Driveway
- EPC D

**Description:**

AP Morgan are pleased to present this Three Bedroom Semi Detached House in Lapal, Halesowen with NO UPWARD CHAIN. Close to a good local primary school, this property is ideal for families. Local shops and amenities are also close by for convenience. This property is not far from the M5, providing excellent road links to Birmingham City Centre. The local bus route 002 runs nearby providing public transport to Halesowen Town Centre and Merry Hill shopping centre. The property in brief comprises of: Entrance Porch, Hallway with a nook under the stairs, spacious Lounge/Diner with bay window on one end, Kitchen/Breakfast Room with integrated gas hob, oven and dishwasher, Utility Room with space for a washer and dryer and small fridge, Study with room for a two seat sofa and Conservatory accessed via the lounge. Upstairs: A spacious Bedroom One with plenty of room for storage, a just as generous Bedroom Two to the back of the property, a Double Bedroom Three with Wardrobe which is currently being used as a dressing room, and a most impressive Family Bathroom with bath and separate shower cubicle. Outside: A well proportioned Garden with decking area providing space for garden furniture as well as a shed making it easy to maintain. The front has a two to three car Driveway providing ample private off-road parking. We recommend early viewings to avoid disappointment on this ideal family home.





**Details:**

**Porch**

**Entrance Hall**

**Diner**

9' 6" x 12' 1" (2.89m x 3.68m)

**Lounge**

12' 9" x 12' 2" (3.88m x 3.71m)

**Kitchen/Breakfast Room**

9' 9" x 13' 1" (2.97m x 3.98m)

**Study**

12' 4" x 6' 3" (3.76m x 1.90m)

**Conservatory**

11' 2" x 8' 9" (3.40m x 2.66m)

**Bedroom One**

12' 6" x 10' 7" (3.81m x 3.22m)

**Bedroom Two**

10' 4" x 11' 1" (3.15m x 3.38m)

**Bedroom Three**

9' 6" max x 7' 7" max (2.89m x 2.31m)

**Family Bathroom**

7' 1" max x 7' 3" (2.16m x 2.21m)

**EPC Rating:** D

**Council Tax Band:** B (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](http://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.

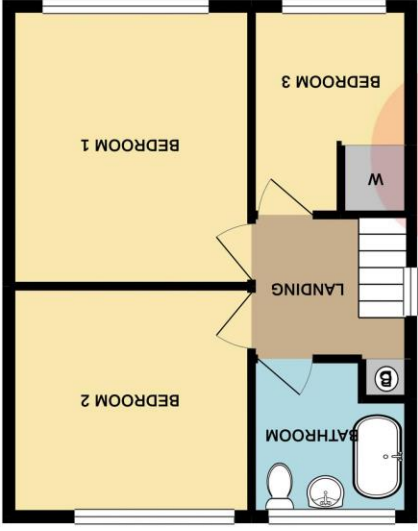
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GROUND FLOOR 705 sq. ft. ( 65.5 sq. m. )



1ST FLOOR 419 sq. ft. ( 38.9 sq. m. )



MORGAN ESTATE AGENTS

TOTAL FLOOR AREA: 1124 sq. ft. ( 104.4 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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