MORGAN
ESTATE AGENTS

Sunbury Road, Halesowen

Offers In Excess Of £130,000

Features:

- **NO UPWARD CHAIN**
- Terraced House
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Rear Patio Garden
- Front Patio Garden
- EPC D

Description:

AP Morgan are pleased to present this Three Bedroom Terraced House with NO UPWARD CHAIN. Close to the A458 this property has excellent road links to Birmingham, Halesowen and Stourbridge. Halesowen Town Centre is nearby providing an abundance of shops and amenities, as well as having a bus station providing public transport links to Birmingham, Merry Hill, Stourbridge and more. The 9 bus service also runs along the A458. Cradley Heath, Rowley and Lye train stations are all reachable providing rail links to Birmingham City Centre, Stourbridge Junction and Worcester. The property in brief comprises of: Entrance Hall, Lounge with gas fireplace, open plane Kitchen/Diner, downstairs Shower Room, and ample Cupboard storage. Upstairs: Bedroom One has built in storage, a Double Bedroom Two and a further well sized Bedroom Three. Outside: A patio Rear Garden with side access to the front of the property. The front is also a well maintained patio area with fencing and a gate. We advise early viewings to avoid disappointment.

Details:

Entrance Hall

Lounge
14' 8'' x 10' 8'' (4.47m x 3.25m)

Kitchen
6' 9'' x 8' 0'' (2.06m x 2.44m)

Diner
9' 7'' x 8' 5'' (2.92m x 2.56m)

Shower Room
8' 8'' x 5' 2'' (2.64m x 1.57m)

Cupboard

Cupboard

Bedroom One
11' 7'' x 14' 9'' (3.53m x 4.49m)

Cupboard

Bedroom Two
11' 0'' x 9' 6'' (3.35m x 2.89m)

Bedroom Three
7' 8'' x 7' 9'' (2.34m x 2.36m)

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?

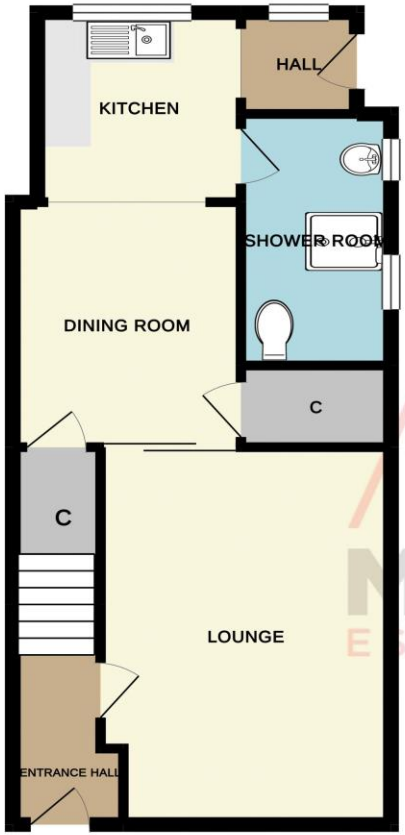
Need a mortgage?
We recommend Morgan Financial Solutions. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 809 9809, or visit their website for more information: www.morganfs.co.uk

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.

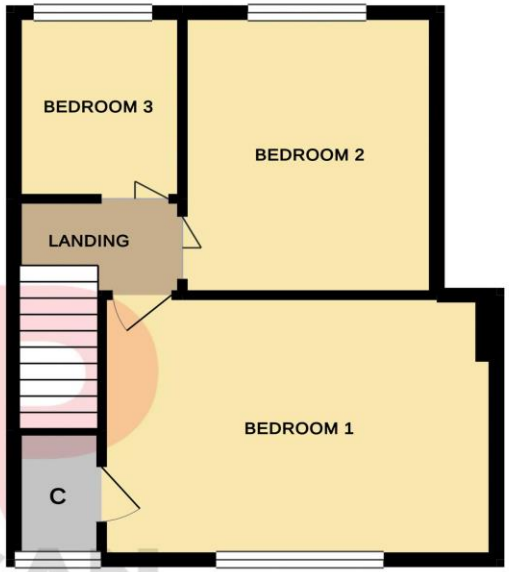
Need a solicitor?
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Need a removal company and storage?
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, cuberemovals.co.uk, to arrange a survey.

GROUND FLOOR 449 sq. ft.
(41.7 sq. m.)



1ST FLOOR 371 sq. ft.
(34.5 sq. m.)



TOTAL FLOOR AREA : 820 sq. ft. (76.2 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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