

**AP MORGAN**



**Cherry Street, Halesowen, West Midlands**  
Offers in excess of £280,000

### Features:

- Semi-detached property
- Three bedrooms
- Open plan kitchen/diner
- Comfortable lounge space
- Spacious conservatory
- Great rear garden
- Large driveway
- Close to schools, shops and amenities

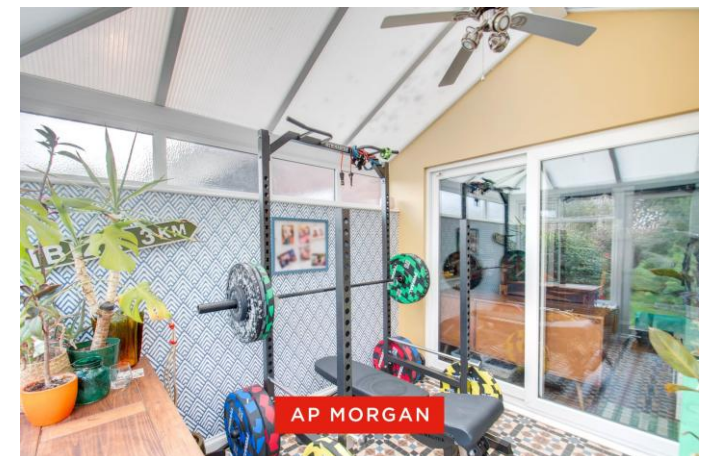
### Description:

Welcoming you to this semi-detached home situated in Halesowen, offering three bedrooms, a great open-plan kitchen/diner, a comfortable lounge, ample storage throughout, and the benefit of a large driveway.

On arrival, the property presents a large, stoned driveway suitable for multiple vehicles. To the left of the property is a gate allowing easy access directly to the rear garden.

On entry, the ground floor brings you into the porch, leading into the entrance hall, which comprises stairs rising to the first floor with a storage cupboard underneath, as well as space for coat and shoe storage. To the right is the lounge, a great space for relaxation, fitted with a feature fireplace and a bay window allowing plenty of light to flow through. Further along the hallway is the open-plan kitchen/diner, initially offering space for a family dining table, leading around the corner into the kitchen and utility area. This space offers ample storage and worktop space, a breakfast bar for additional dining and preparation space, as well as room for freestanding appliances. The dining area also provides access to the conservatory via sliding doors, offering an additional space for comfort and entertainment, with a door opening onto the rear garden.

The first floor brings you across the landing to the first bedroom, a spacious double fitted with two large built-in wardrobes for excellent storage and space saving, along with a bay window to the front. There is a second bedroom, also a double with fitted wardrobes, and a third bedroom, ideal as a nursery or office space. The bathroom is situated on the first floor and is well fitted with a toilet, wash basin, bathtub, and shower cubicle.



The rear garden initially brings you onto the patio area to the left, providing a great space for outdoor furniture and dining. The remainder of the garden is laid to lawn, ideal for family entertainment, and is bordered by fences, trees, and shrubbery.

Situated in Halesowen, this property is well positioned for access to Halesowen Town Centre, leisure facilities, schools, and colleges. It also benefits from good bus and commuter routes to local towns, major road links, and the M5.

**Details:**

Porch

Entrance Hall

Lounge 10'11" x 10'6" (3.33m x 3.2m)

Kitchen/Diner 10'11" x 16'6" (3.33m x 5.03m) Both Max

Utility Room 6'4" x 6'4" (1.93m x 1.93m)

Conservatory 9'6" x 9'10" (2.9m x 3m)

Landing

Bedroom One 10'11" x 10'6" (3.33m x 3.2m)

Bedroom Two 10'11" x 10'6" (3.33m x 3.2m)

Bedroom Three 7'2" x 6'2" (2.18m x 1.88m)

Bathroom 7'7" x 5'7" (2.3m x 1.7m)

EPC Rating: D

Council Tax Band: B (tbc by solicitors).

Tenure: To be advised (tbc by solicitors).

For more information or to arrange a viewing, please call us on 01384 319 400.



## How can we help you?

### Need a mortgage?

We recommend Wiser Mortgage Advice. 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 01384 319 400, or visit their website for more information: [www.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.co.uk)

### Property to sell?

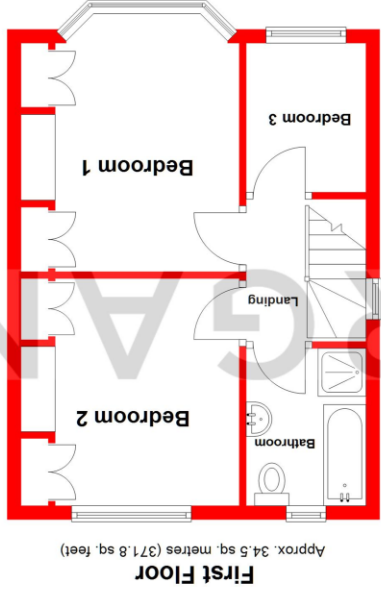
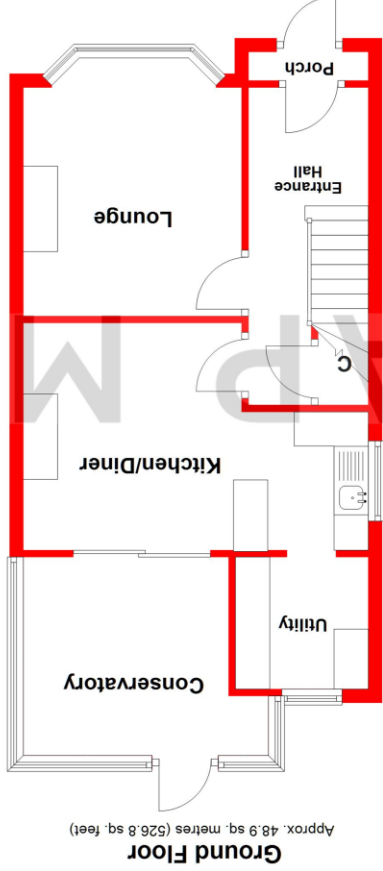
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation 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.

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 83.5 sq. metres (898.6 sq. feet)

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.  
Plan produced using PlanLP.

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