

AP MORGAN



Colley Lane, Halesowen
Offers in excess of £250,000

Features:

- Well presented, three-bedroom, semi-detached house in Halesowen
- Perfect for first time buyers
- Generous lounge,
- Spacious kitchen/dining room/secondary lounge,
- Large garage,
- Ground floor WC,
- Two double & one single bedrooms,
- Family bathroom,
- Versatile rear garden,
- Off street parking,
- Prime positioning for amenities access.

Description:

This well presented, three-bedroom, semi-detached house in Halesowen is perfect for first time buyers and presents a generous lounge, spacious kitchen/dining room/secondary lounge, large garage, ground floor WC, two double & one single bedrooms, family bathroom, versatile rear garden, off street parking and is in prime positioning for amenities access.

Approaching the property, there is a paved drive offering parking for multiple vehicles and giving front access to the garage and side door.

Entering to the hall, there is ample room for removing outdoor footwear and jackets; with immediate access to the generous lounge, there is plenty of space for multiple suites and integral shelving alongside a front facing bay window which illuminates the room well. The open plan kitchen/dining room/secondary lounge is also accessed from the hall and hosts a versatile space. The kitchen gives ample counterspace with an integral electric oven, gas hob, double sink with drain, breakfast counter and offers space/plumbing for freestanding appliances. Additionally, there is rear garden access through a patio door. The dining area presents a large dining table and chairs and is completed by a fireplace, continuing to the secondary lounge, there is room for multiple suites and further rear garden access through a second patio door. The large garage is accessed from the rear offering room for storage and DIY. The ground floor is completed by an under-stair storage cupboard and a WC.

Ascending to the first floor, the landing presents, Bedroom One, a large double looking to the front aspect. Bedroom Two is also a double looking to the rear and Bedroom Three is the final single of the property which also looks to the rear aspect. The family shower room completes the first floor and presents a washbasin, WC and walk-in shower.



The garden opens to a covered, paved patio which gives plenty of room for external storage thanks to a veranda at the rear, additionally there is access to the side garage and space for garden furniture. This continues to a grass laid lawn which gives an abundance of room for outdoor activities and leads to an outbuilding for additional external storage. The garden is completed by wooden panel fencing and hedging.

Locally the amenities include a convenience store, community centre, takeaways, library and doctors' surgery. Home Hill Park is nearby as well as Haden Hill Leisure Centre, buses run along the road towards Merry Hill Shopping Centre, Halesowen and Birmingham.

Details:
Hallway

Lounge 10'10" x 11'5" (3.3m x 3.48m)

Reception Room 8'11" x 10'3" (2.72m x 3.12m)

Kitchen/Dining Room 18'8" x 17'7" (5.7m x 5.36m) Both Max

Ground Floor WC 5'2" x 2'9" (1.57m x 0.84m)

Garage 18'4" x 7'10" (5.6m x 2.4m)

Landing

Bedroom One 10'11" x 11'5" (3.33m x 3.48m)

Bedroom Two 11'1" x 10'10" (3.38m x 3.3m)

Bedroom Three 9'10" x 6'11" (3m x 2.1m)

Bathroom 6'7" x 7'3" (2m x 2.2m)

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 01384 319 400.



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Need a mortgage?

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Property to sell?

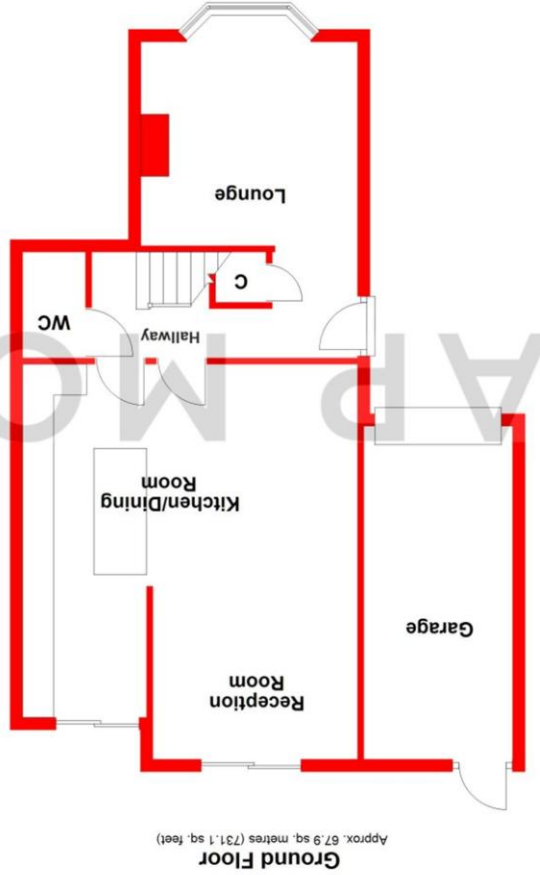
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

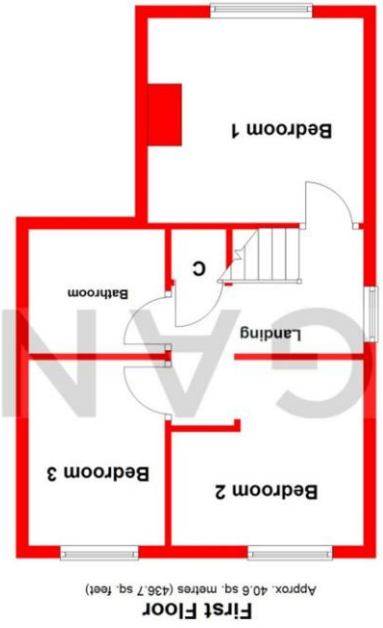
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Approx. 67.9 sq. metres (731.1 sq. feet)



Approx. 40.6 sq. metres (436.7 sq. feet)

Total area: approx. 108.5 sq. metres (1167.8 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 Planlup.

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