

**AP MORGAN**



**Barnswood Close, Halesowen**  
Asking Price £220,000



### Features:

- Semi-detached property
- Two spacious bedrooms
- Generous sized lounge/diner
- New, modern fit kitchen
- Ample storage throughout
- Great rear garden
- Two car driveway
- Local to shops, schools and transport links

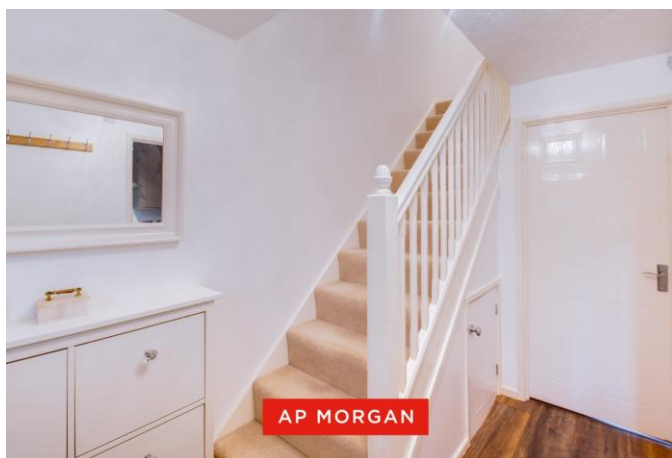
### Description:

Welcoming you to this well-presented semi-detached property, offering two excellent bedrooms, a newly fitted kitchen, a generously sized lounge/diner, and a two-car driveway. The property is situated in a quiet cul-de-sac in Halesowen.

On arrival, the property benefits from a two-car driveway to the front, with a side gate providing direct access to the rear garden.

Upon entry, the ground floor leads into the entrance hall, which houses the stairs to the first floor. To the right is the kitchen, newly fitted with modern cabinets offering ample storage and worktop space, an integrated oven with four-burner gas hob, extractor hood, and space for freestanding appliances. Returning through the entrance hall, there is a useful under-stairs cupboard and access to the lounge/diner. This is a generous space ideal for comfort and entertaining, with ample room for a family dining table and French doors opening onto the rear garden.

The first floor leads across the landing to the main bedroom, a generous double featuring a built-in sliding-door wardrobe, and the second bedroom, a well-proportioned single, also fitted with a built-in sliding-door wardrobe and an additional storage cupboard. The bathroom is well equipped with a WC, wash basin, and a large shower cubicle, along with space for a storage unit.



The rear garden is initially laid with stone, creating an excellent area for outdoor furniture and dining, with the remainder of the garden laid to lawn and a storage shed positioned at the rear. The garden also benefits from a power supply and a floodlight.

Situated in Halesowen, the property is within walking distance of a good range of shops, takeaways, well-regarded schools, and community facilities. Main bus routes provide access into Halesowen and Stourbridge, as well as onwards to Merry Hill and Leasowes Park.

**Details:**

**Entrance Hall**

**Kitchen** 9'9" x 5'8" (2.97m x 1.73m)

**Lounge/Diner** 14'9" x 12'2" (4.5m x 3.7m)

**Landing**

**Bedroom One** 10'7" x 12'1" (3.23m x 3.68m)

**Bedroom Two** 8'10" x 8'9" (2.7m x 2.67m)

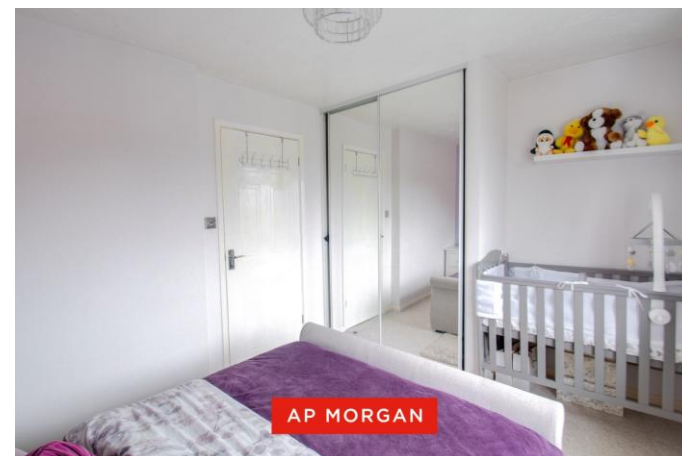
**Bathroom** 6'5" x 5'6" (1.96m x 1.68m)

**EPC Rating:** C

**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.





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?

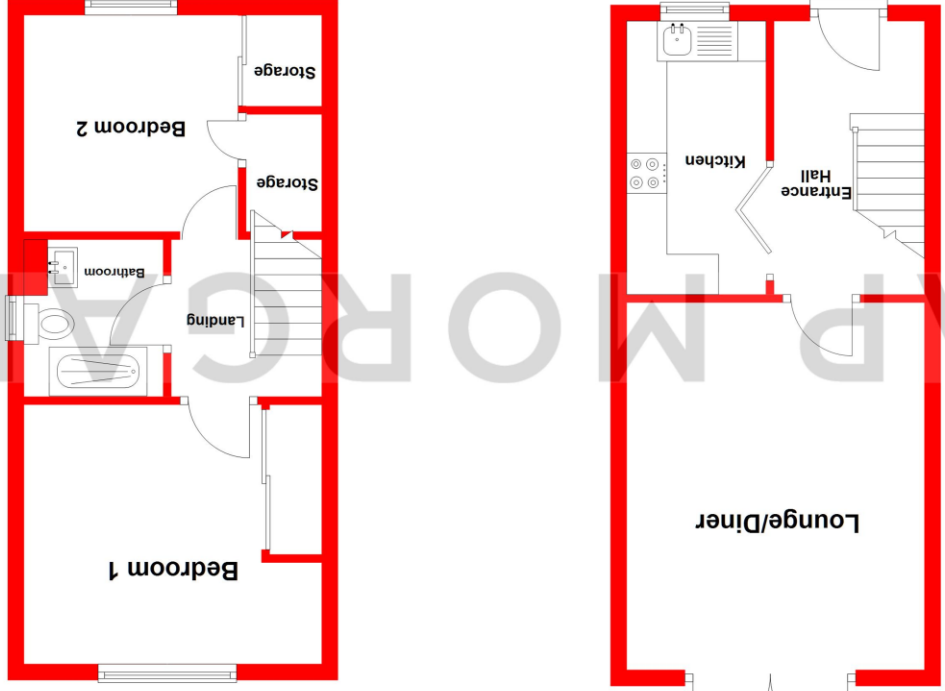
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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Ground Floor  
Approx. 28.8 sq. metres (310.0 sq. feet)

First Floor  
Approx. 29.9 sq. metres (321.7 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.

Total area: approx. 58.7 sq. metres (631.7 sq. feet)

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