

AP MORGAN



**Abbey Road, Halesowen, West Midlands**  
Guide Price £255,000

**Features:**

- Semi-detached house
- Three spacious bedrooms
- Generous sized lounge
- Open-plan kitchen/diner
- Convenient outhouse/utility space
- Great conservatory
- Low maintenance rear garden
- Off street parking

**Description:**

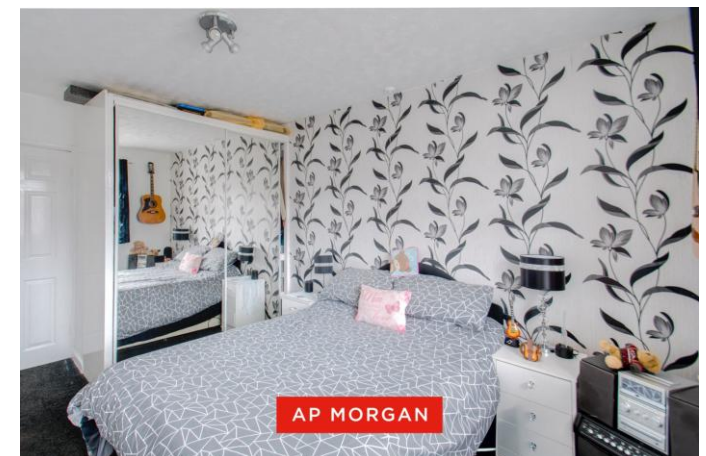
**\*\*GUIDE PRICE £255,000 - £265,000\*\***

Introducing this well-presented three-bedroom family home, offering a generously sized lounge, a well-equipped open-plan kitchen/diner, and a convenient utility/storage space, with the added benefits of a low-maintenance rear garden and off-road parking, situated in Halesowen.

On arrival, the property offers off-road parking spaces at the bottom, with steps leading up to the entrance, as well as a large lawn to the front of the property, with bordering bushes separating it from the main road. The front provides access to the porch, as well as a side door leading directly into the utility space.

On entry, the property leads you into the porch, which opens into the entrance hall, comprising the stairs to the first floor and a door leading into the lounge. The lounge is a generous space for relaxation and entertainment, featuring a fireplace and a conservatory at the rear, offering a great area for comfort during the warmer months. The lounge also leads into the open-plan kitchen/diner, which offers ample space for a family dining table and a well-fitted kitchen with plenty of storage cupboards and worktop space, as well as an oven with electric hob and extractor hood. Leading through the kitchen is the outhouse/utility area, providing an ideal space for utility appliances, along with two large storage cupboards, a WC, and access to both the front and rear of the property.

The first floor opens onto the landing, which includes a storage cupboard, and leads to the first bedroom, a generous double with a fitted sliding-door wardrobe; a second double bedroom, also fitted with a large sliding-door wardrobe and an additional storage cupboard; and a third bedroom, a well-sized single, also ideal as an office space. The bathroom is well fitted with a toilet, wash basin with under-sink storage cupboards, and a shower cubicle, with additional space for a storage unit.



The rear garden is initially paved, making it perfect for outdoor dining and furniture, and includes a large garden shed ideal for storage and equipment. The remainder of the garden is laid to lawn and bordered by fencing and shrubbery.

Situated in Halesowen, this property is well positioned for local schooling for all ages. There are local shops and amenities nearby, with further shops and supermarkets available in Halesowen town centre. For commuters, there are excellent road links to Birmingham and the M5, as well as bus routes to Birmingham and Merry Hill.

**Details:**

**Porch**

**Hall**

**Lounge** 17'6" x 10'5" (5.33m x 3.18m)

**Conservatory** 8'8" x 8'10" (2.64m x 2.7m)

**Kitchen/Diner** 20'9" x 12'4" (6.32m x 3.76m)

**Outhouse/Utility** 15'1" x 13'11" (4.6m x 4.24m)

**WC**

**Utility/Storage** 7'10" x 4'11" (2.4m x 1.5m) Both Max

**Landing**

**Bedroom One** 14'3" x 9'7" (4.34m x 2.92m) Both Max

**Bedroom Two** 14' x 10'4" (4.27m x 3.15m)

**Bedroom Three** 10'8" x 7'7" (3.25m x 2.3m)

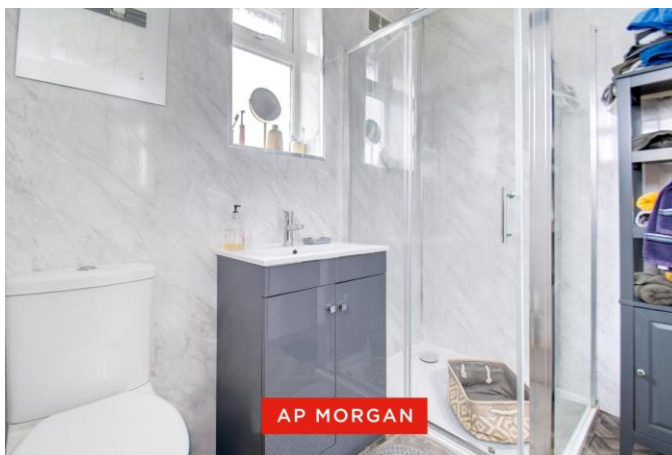
**Bathroom** 7'6" x 5'4" (2.29m x 1.63m)

**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.



## 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.

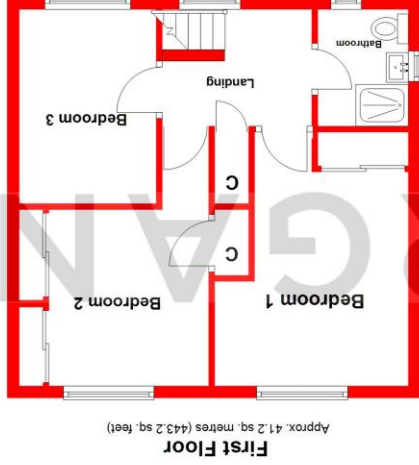
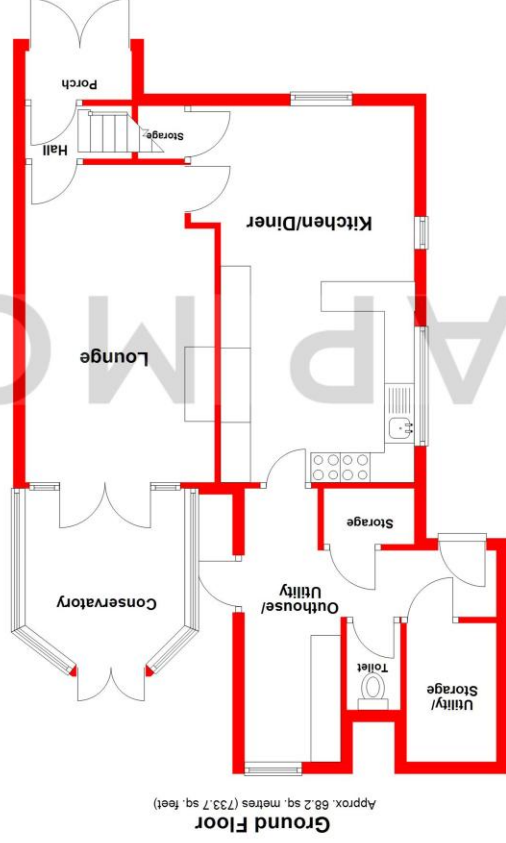
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### Identity Checks

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Total area: approx. 109.3 sq. metres (1176.9 sq. feet)

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Plan produced using Planip.