

**AP MORGAN**



**High Farm Road, Hurst Green, Halesowen**  
Asking Price £290,000

### Features:

- **\*\*OFFERED WITH NO ONWARD CHAIN\*\***
- Link-detached property
- Three spacious bedrooms
- Extensive lounge/dining space
- Great sized kitchen and utility area
- Well-presented rear garden
- Garage and driveway
- Offers great potential

### Description:

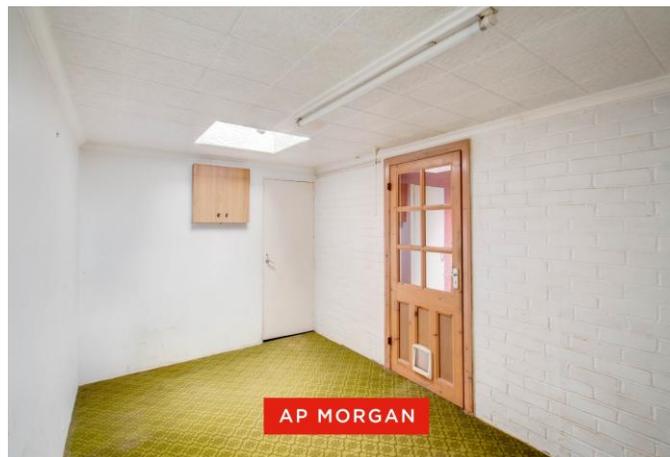
Introducing this link-detached property situated in Hurst Green, Halesowen, offering tonnes of potential with three generous bedrooms, an extensive lounge/diner, spacious kitchen and utility areas, a well-presented garden, and the added benefits of a garage and driveway.

On arrival, the property presents a driveway suitable for two vehicles, with access to the garage providing additional parking. Next to the garage is the entrance to the property, with a lawn area to the left featuring plants and shrubbery, adding greenery to the frontage.

Upon entry, the property leads into a porch, offering space for coat and shoe storage or a cabinet, which then leads into the entrance hall. The hall comprises stairs rising to the first floor, with space underneath for additional storage. To the left, you will find the extensive lounge/diner, offering a very generous space for comfort and family entertainment, with a sliding door at the far end opening into the kitchen.

The kitchen, accessed from both the dining area and the entrance hall, initially comprises two spacious storage cupboards and a door leading into the utility area. The main kitchen area is fitted with ample storage and worktop space, an integrated double oven, and an electric hob with extractor hood. The utility area provides excellent space for additional appliances and laundry facilities, with integral access to the garage and a door leading into a small rear porch. From here, there is access to a WC fitted with a toilet and wash basin, as well as a door opening onto the rear garden.

Upstairs, the first-floor landing features a storage cupboard and leads to the bedrooms. The first bedroom is a generous double with three large fitted wardrobes, offering excellent space-saving storage. The second bedroom is another double, fitted with a double wardrobe. The third bedroom provides space for a single bed and storage units and would also be ideal as a nursery or home office. The bathroom is located on the first floor and comprises a toilet, wash basin with under-sink storage cupboards, and a corner bathtub with an electric overhead shower.



The property also benefits from gas central heating, a spacious loft area, and large windows throughout, allowing natural light to flow through and creating a bright, airy feel.

The rear garden opens onto a pathway bordered by bushes and shrubbery, with steps leading down to a lawn area enclosed by fencing and additional greenery. A shed is situated at the end of the garden, providing ideal storage for gardening equipment.

Ideally situated in Hurst Green, Halesowen, the property is close to well-regarded schools for all ages, local and national shopping outlets, town centre facilities, bus routes, and offers easy access to the M5, making it ideal for families and commuters.

**Details:**

Porch

Entrance Hall

Lounge/Diner 32'4" x 12'6" (9.86m x 3.8m)

Kitchen 17' x 9'11" (5.18m x 3.02m)

Utility Area 12'9" x 7'10" (3.89m x 2.4m)

Porch

WC

Garage 17' x 7'10" (5.18m x 2.4m)

Landing

Bedroom One 13'8" x 12' (4.17m x 3.66m)

Bedroom Two 9'11" x 12'6" (3.02m x 3.8m)

Bedroom Three 9'3" x 6'11" (2.82m x 2.1m)

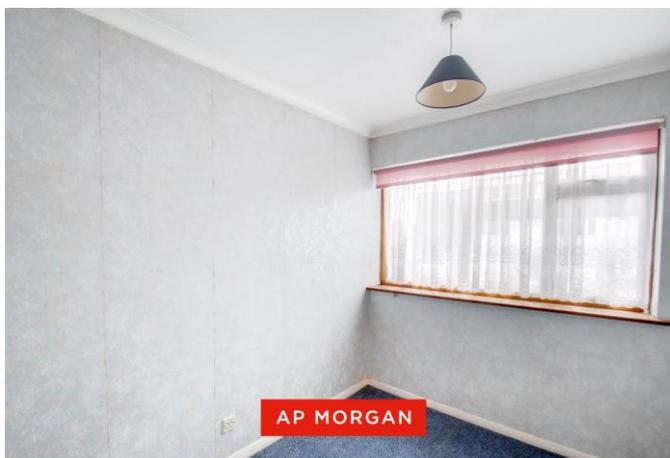
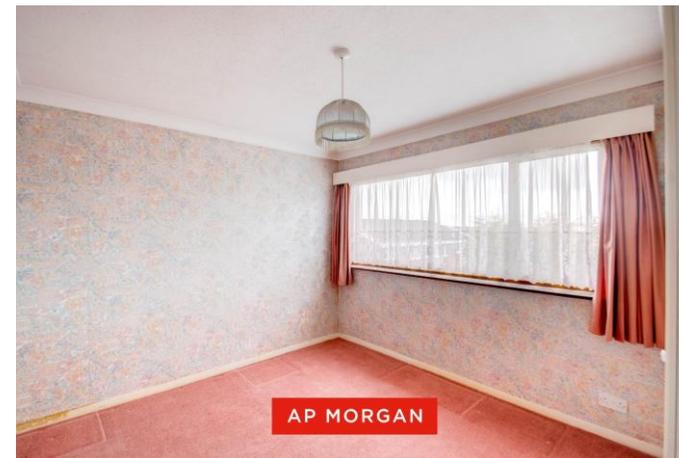
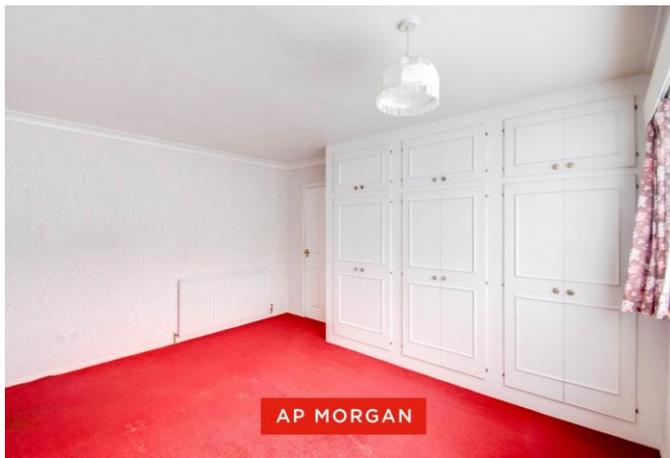
Bathroom 5'4" x 6'11" (1.63m x 2.1m)

**EPC Rating:** To be confirmed

**Council Tax Band:** D (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?

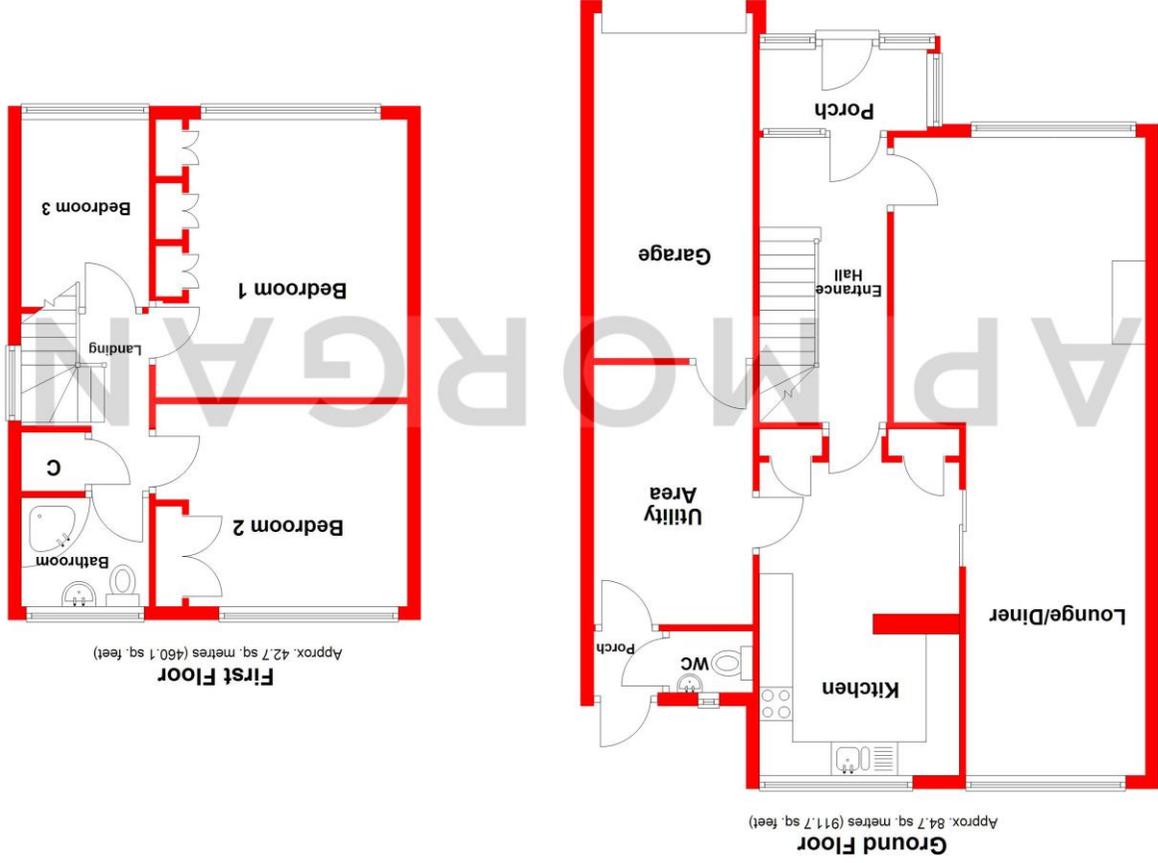
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

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### 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 £39 + 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. 127.4 sq. metres (1371.8 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 PlanUp.

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