

AP MORGAN



**Burfield Road, Halesowen, West Midlands**  
Asking Price £270,000

**Features:**

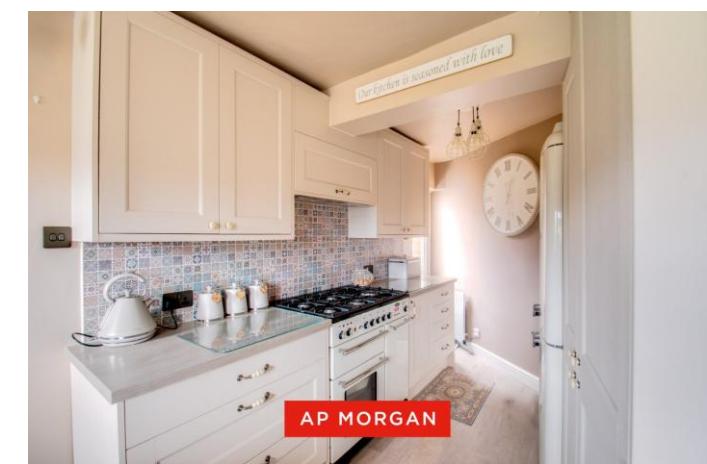
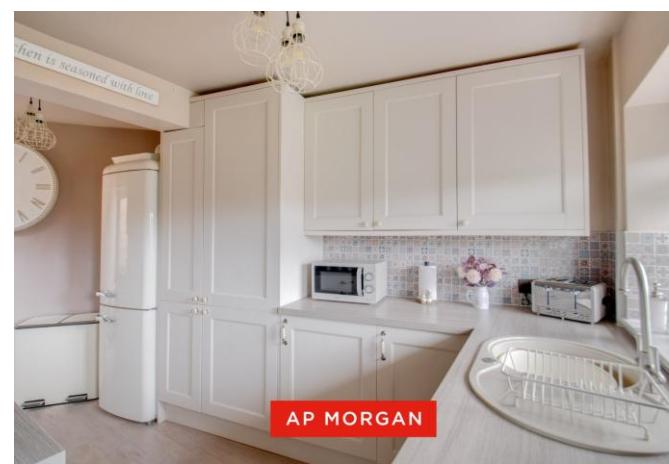
- Detached cottage
- Two spacious double bedrooms
- Generous sized lounge and dining room
- Well-fit kitchen
- Modern bathroom
- Great garden with summerhouse
- Driveway and garage
- Close to shops, schools and amenities

**Description:**

Introducing this beautifully presented cottage, offering two spacious double bedrooms, a generously sized lounge and dining room, a well-equipped kitchen, and a fantastic garden, with the added benefits of a driveway and garage, situated in Halesowen.

On arrival, you are first met by the double driveway in front of the garage, providing ample parking for guests and visitors. A gate to the side allows access to the private front garden. The garden leads you along a pathway to a door providing access to the garage, with space behind that is ideal for a shed or bin storage. The path continues towards the main entrance, bordered by plants and shrubbery, and also features a fantastic summer house, perfect for entertaining during the warmer months. The pathway leads onto a patio area, ideal for outdoor dining and entertainment, which runs across the front of the property and allows access to both the entrance hall and the kitchen.

Entering through the entrance hall, you are initially led to a storage cupboard located beneath the stairs. To the left is the generously sized lounge, offering a comfortable space for relaxation and featuring a stylish fireplace with a log burner and elegant tiles laid beneath. The lounge also provides direct access to the stairs rising to the first floor. Returning through the entrance hall leads you into the dining room, a spacious area ideal for family dining, also featuring a log burner and a bay window that allows plenty of natural light to flow through. The kitchen is fitted with ample storage and worktop space, an integrated dishwasher and washer/dryer, and space for a freestanding fridge/freezer, as well as a door leading to a small passageway at the rear of the property.



The first floor opens onto the landing, which leads to the principal bedroom, a spacious double featuring a storage cupboard, a second bedroom, also a generously sized double, and the bathroom. The bathroom is well fitted with a toilet, wash basin, and a bathtub with an overhead shower, as well as two floor-to-ceiling storage cupboards.

Situated in Halesowen, the property benefits from nearby shops and amenities, with Merry Hill Shopping Centre close by, along with Halesowen, Cradley, and Quarry Bank high streets. The area is also ideal for commuters, offering convenient access to major road networks to Birmingham and Stourbridge, as well as excellent bus and train links.

**Details:**

**Hall**

**Lounge** 13'3" x 11'11" (4.04m x 3.63m) Both Max

**Dining Room** 13'3" x 10'8" (4.04m x 3.25m) Both Max

**Kitchen** 16'8" x 8' (5.08m x 2.44m) Both Max

**Landing**

**Bedroom One** 13'5" x 11'11" (4.1m x 3.63m) Both Max

**Bedroom Two** 10'4" x 10'10" (3.15m x 3.3m) Both Max

**Bathroom** 10'4" x 8'3" (3.15m x 2.51m) Both Max

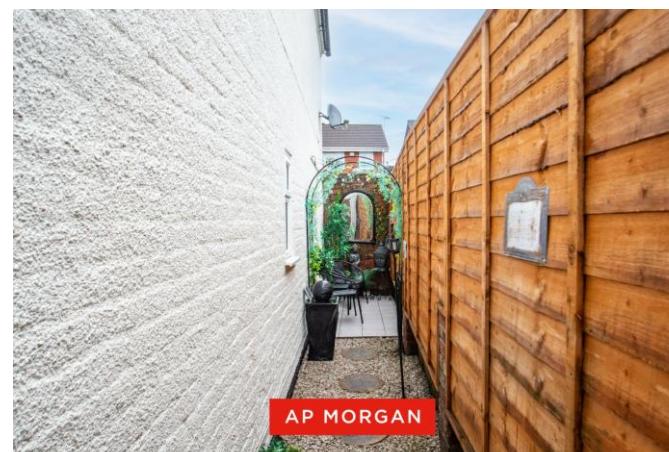
**Garage** 14'9" x 11'10" (4.5m x 3.6m)

**EPC Rating:** E

**Council Tax Band:** C (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?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and

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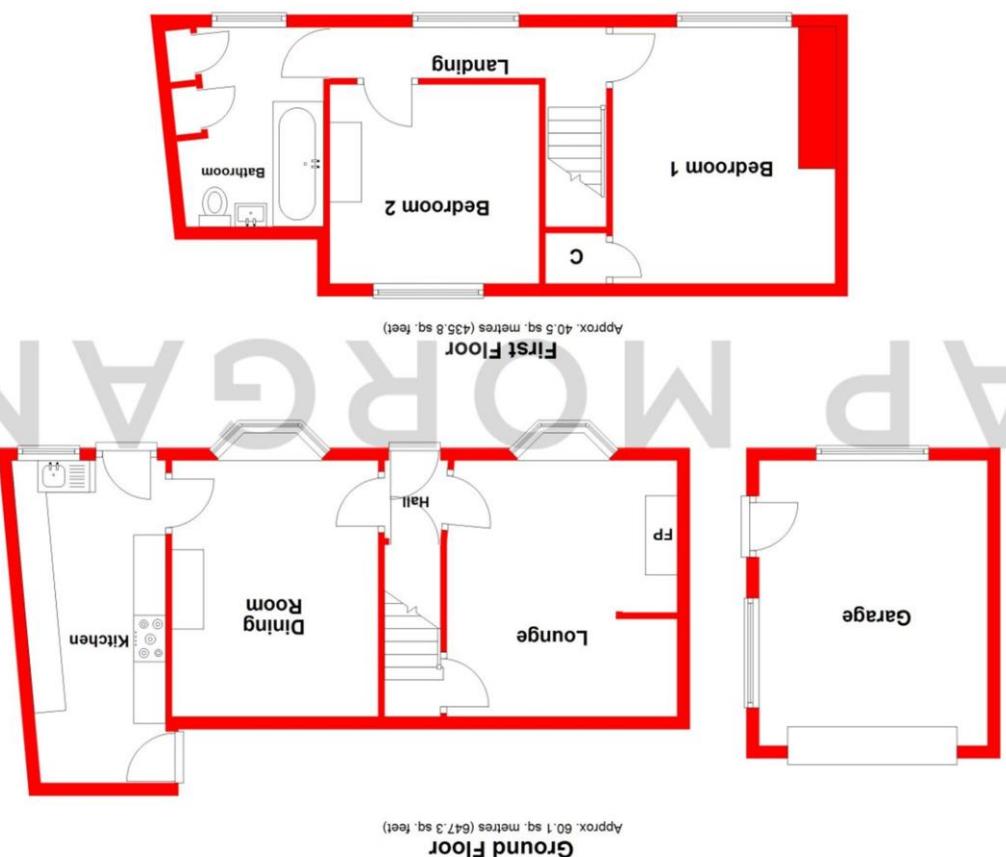
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If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Solid STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get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

## Identity Checks

Estates 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.



## How can we help you?

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