

AP MORGAN



Ashbourne Ridge, Halesowen, West Midlands
Offers in excess of £425,000

Features:

- Well-presented detached family home
- Four generous double bedrooms
- Spacious lounge
- Well-fit open-plan kitchen/diner
- Family bathroom, en-suite and WC
- Multi-vehicle driveway and garage
- Fantastic rear garden
- Sought-after location in quiet cul-de-sac

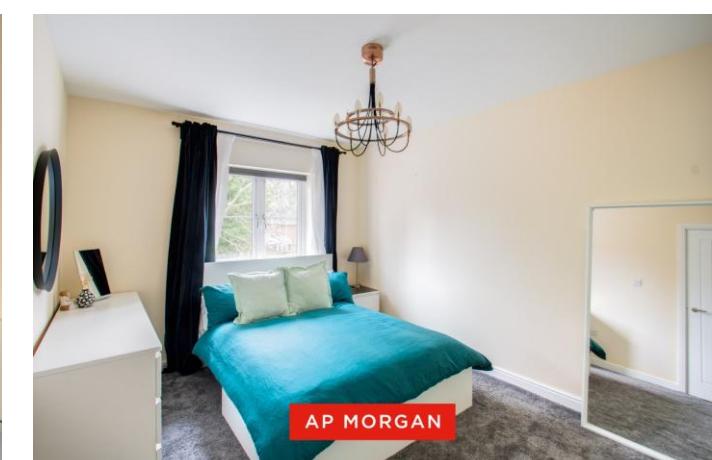
Description:

Welcome to this beautifully presented, detached family home offering four generous double bedrooms, a spacious lounge, a well-equipped open-plan kitchen/diner, a family bathroom, en-suite, and WC, as well as a multi-vehicle driveway and garage. This property is situated in a quiet cul-de-sac in the sought-after area of Halesowen.

On arrival into the cul-de-sac, the property presents a spacious driveway suitable for multiple vehicles whilst being fit with an electric vehicle charging port, as well as a garage providing additional parking or storage space, or the potential to be converted into an additional reception room or bedroom. The front of the house is bordered with stones and shrubbery. The property also has a path down the side, allowing direct access to the rear garden and providing an ideal space for bin storage.

On entry, the ground floor welcomes you into the entrance hall, comprising stairs rising to the first floor with a cupboard underneath, ideal for coat and shoe storage, and access to the WC featuring a toilet, wash basin with an under-sink cupboard, and space for additional storage. To the right, you enter the spacious lounge, offering plenty of room for comfort and family entertainment, complete with an electric fireplace. The lounge leads through an opening into the open-plan kitchen/diner, initially showcasing the dining area, which comfortably accommodates a family dining table and features French doors opening onto the rear garden. This is followed by the impressive kitchen, offering ample storage and worktop space, integrated appliances including a dishwasher, washer/dryer, oven, microwave, and gas hob with extractor hood, as well as an integral door leading into the garage and space for freestanding appliances. The ground floor is complete with underfloor heating, making it cosy in the colder months.

The first floor leads from the landing into the master bedroom, offering generous space for comfort and large storage units, along with an en-suite fitted with a toilet, wash basin, and shower cubicle. The second, third, and fourth bedrooms are all spacious doubles, also offering ample storage space. The family bathroom is well fitted with a toilet, wash basin with an under-sink cupboard, a shower cubicle, and a bathtub.



The rear garden opens onto a large patio, ideal for outdoor furniture and dining, followed by a lawn—perfect for family activities. The garden is bordered by fences and a brick wall to the rear, with trees lining the back.

This property also has a 10-year LABC warranty, a CCTV and alarm system for additional security, all light fixtures included and the potential for the loft to be boarded and converted into an ideal storage space.

Situated in a quiet cul-de-sac location in Halesowen, West Midlands, the property benefits from excellent local schooling and amenities, along with fantastic road and transport links providing easy access to Halesowen town centre, Stourbridge, Dudley, and Merry Hill Shopping Centre.

Details:

Entrance Hall

WC 4'4" x 6'6" (1.32m x 1.98m)

Lounge 21' x 12'1" (6.4m x 3.68m) Both Max

Kitchen/Diner 13'3" x 27'6" (4.04m x 8.38m) Both Max

Garage 19'1" x 9'6" (5.82m x 2.9m)

Landing

Master Bedroom 15'9" x 12'4" (4.8m x 3.76m) Both Max

En-suite 4'9" x 7'9" (1.45m x 2.36m)

Bedroom Two 13'5" x 9'11" (4.1m x 3.02m)

Bedroom Three 12'4" x 10' (3.76m x 3.05m)

Bedroom Four 12'4" x 10' (3.76m x 3.05m)

Bathroom 8'4" x 7' (2.54m x 2.13m)

EPC Rating: B

Council Tax Band: E (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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