

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

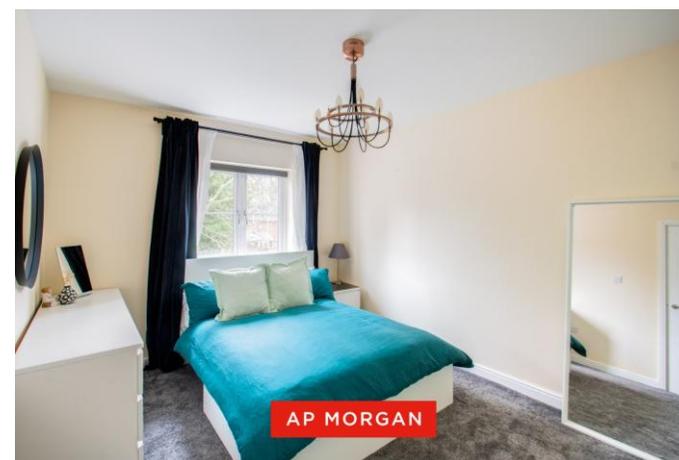
Description:

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 remainder of 5-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.



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

Property to sell?

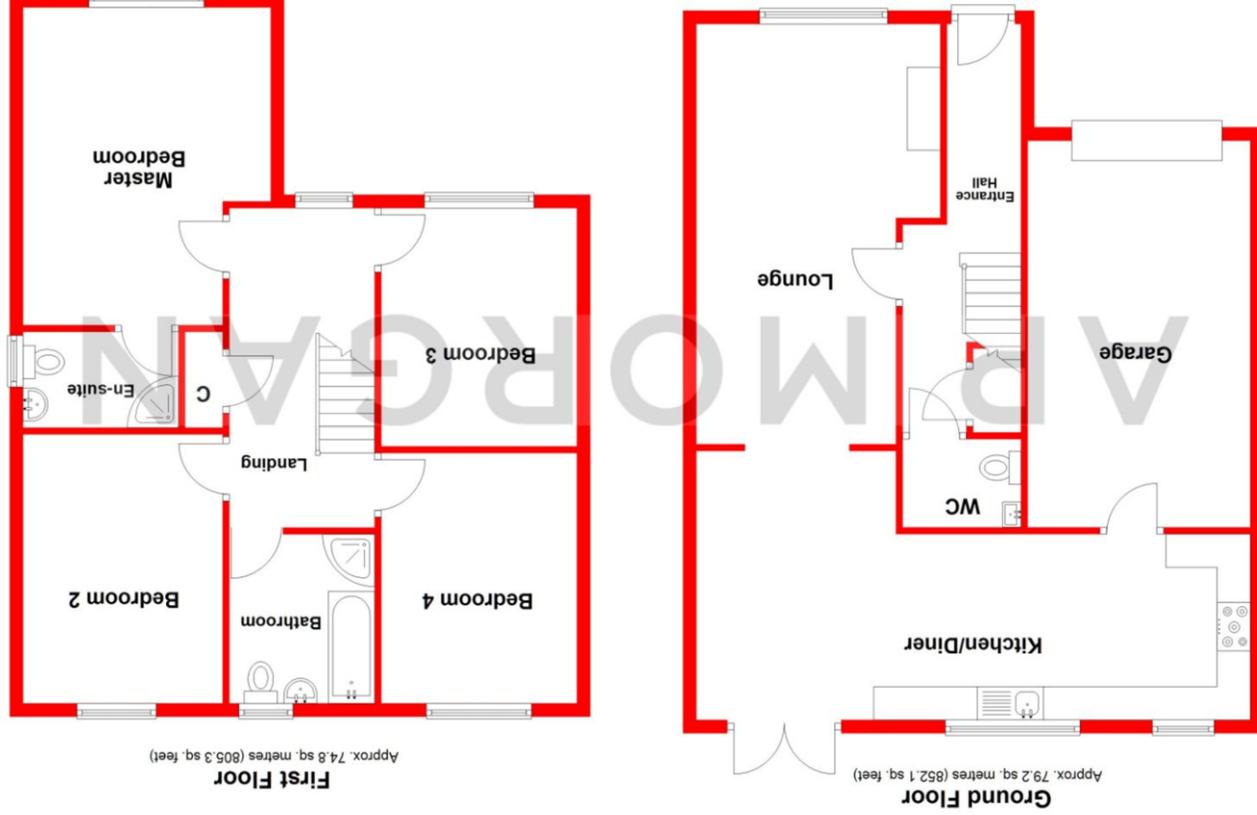
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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 £99 + 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.



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.

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. AP Morgan and their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of AP Morgan or the vendors. Equipment: AP Morgan has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of Copyright protect this material. AP Morgan is the Owner of the copyright. This property sheet forms part of our database and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.