

AP MORGAN



Blakedown Road, Halesowen, West Midlands
Offers in excess of £240,000

Features:

- This Property is Being sold by AP Morgan Secure Sale
- Semi-detached property
- Three double bedrooms
- Two generous sized reception rooms
- Great kitchen/diner space
- Well-proportioned rear garden
- Large driveway and garage
- Situated nearby schools, shops and amenities

Description:

This Property is Being sold by AP Morgan Secure Sale.

Secure Sale is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale.

A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact AP Morgan to view these documents.

When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,995 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the AP Morgan Team.

Introducing this semi-detached property offering plenty of potential, with three spacious bedrooms, two generous-sized reception rooms, a good-sized kitchen/diner, and a multi-car driveway with a garage.

On arrival, the property presents a large driveway suitable for multiple vehicles, as well as a garage ideal for additional parking or storage space. To the left, a step leads up to the main entrance, and to the right, you will find a door allowing access to the lean-to at the side of the property.

Upon entry, the ground floor leads you into the first reception room, ideal as a dining room, with stairs rising to the first floor and access to the lounge. The lounge offers another great space for comfort and entertainment, with sliding doors opening onto the rear garden. It then leads into the kitchen/diner, fitted with ample cupboard and worktop space, room for freestanding appliances, and space for a family dining table. A door provides access to the lean-to at the side, offering excellent storage space, with doors at either end leading to the rear garden and the front driveway.

The first floor opens onto a spacious landing and leads to the three bedrooms, all generous doubles with ample space for storage units and large windows allowing the rooms to feel light and airy. The bathroom is also situated on this floor and comprises a toilet, wash basin, bathtub with overhead shower, and an airing cupboard.



The rear garden initially opens onto a patio, providing a great space for outdoor furniture and dining, with a step up to the lawn bordered by trees and shrubbery.

Situated near Halesowen town centre, the property is close to open countryside and benefits from superb views of the Clent Hills, countryside walks, and miles of public footpaths. The property is ideally located for good local schools for all ages, as well as local shops and other amenities. For commuters, Halesowen bus station is nearby, offering public transport routes to Birmingham and Merry Hill. Junction 3 of the M5 is approximately a 10-minute drive away, providing easy access to the motorway network around the West Midlands.

Details:

Dining Room 13'11" x 13'9" (4.24m x 4.2m)

Lounge 17'10" x 13'9" (5.44m x 4.2m)

Kitchen 15'2" x 7'10" (4.62m x 2.4m)

Lean-to

Landing

Bedroom One 11'8" x 13'11" (3.56m x 4.24m)

Bedroom Two 13'4" x 10'10" (4.06m x 3.3m)

Bedroom Three 11'5" x 7'10" (3.48m x 2.4m)

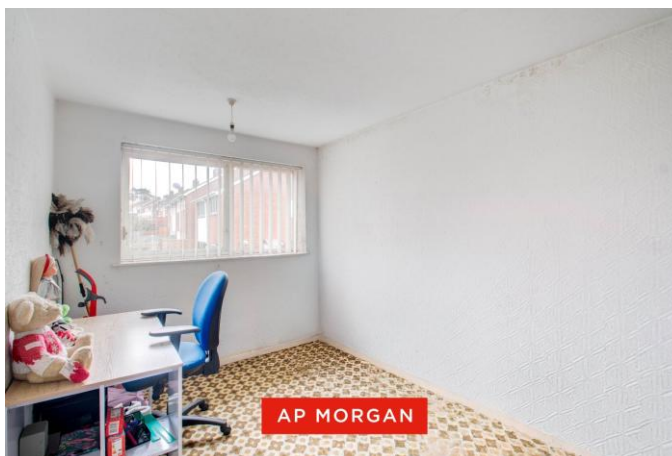
Bathroom 9'7" x 7'9" (2.92m x 2.36m)

EPC Rating: E

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

Property to sell?

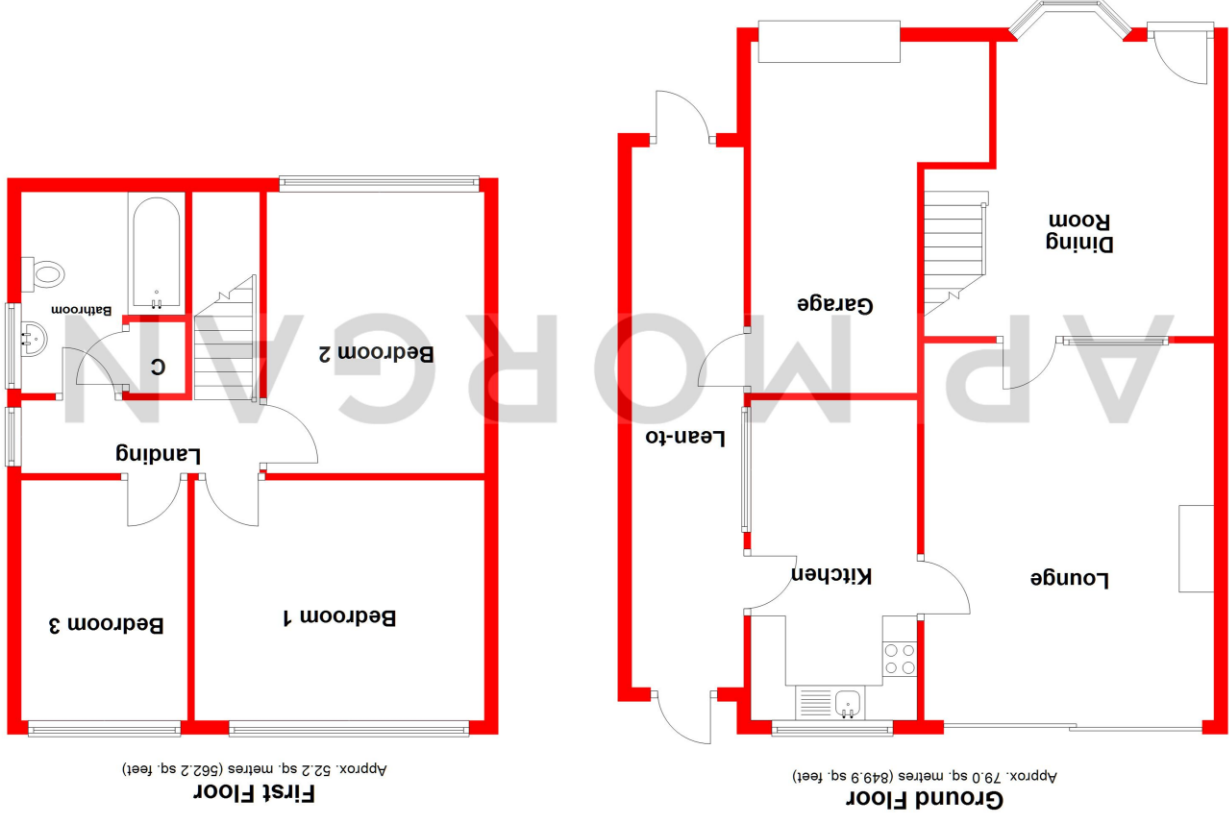
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



Total area: approx. 131.2 sq. metres (1412.1 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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