



AP MORGAN

Old Hall Close, Amblecote
Offers in the region of £325,000

Features:

- Beautifully presented four bedroom semi detached home
- Ideal for large and growing families
- Renovated 2018/19
- Contemporary styling throughout
- Spacious lounge with space for multiple suites, front facing bay window and electric fireplace
- Extended rear kitchen/dining room complete with substantial counterspace, fitted appliances and gloss cabinetry
- Large rear patio doors open directly onto the raised decking, creating an excellent indoor-outdoor entertaining space during the warmer months
- Second reception room with integral understairs storage and utility/ground floor WC
- Three double and one single bedrooms
- En-suite shower room
- Plenty of integral storage
- Versatile loft room providing an ideal home office or study
- Landscaped garden offering space for outdoor activities and garden furniture
- Gated side access provides convenient entry to the rear garden, ideal for families, pets and garden maintenance
- Off street parking for multiple vehicles
- Well-positioned for amenities access and the catchment area for local schools.

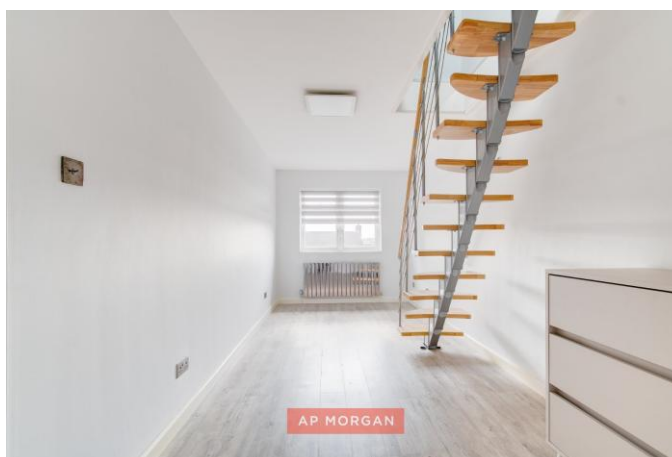
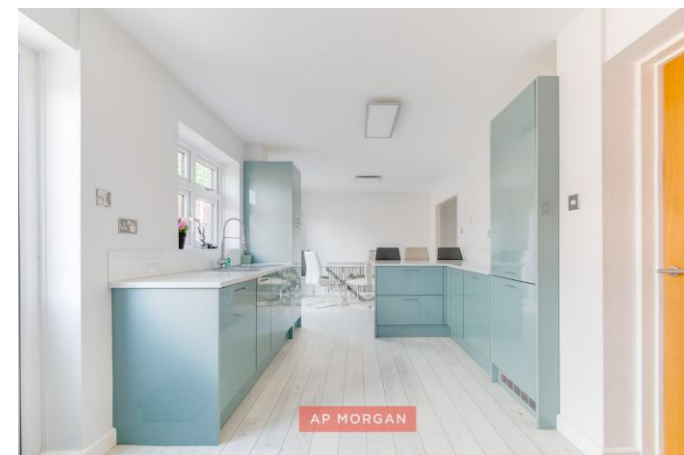
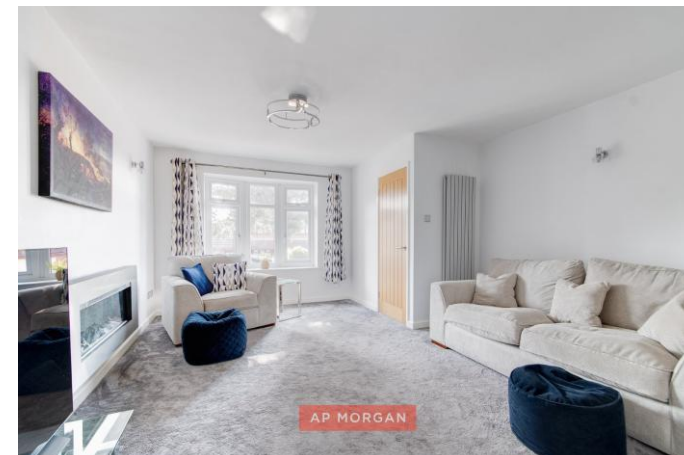
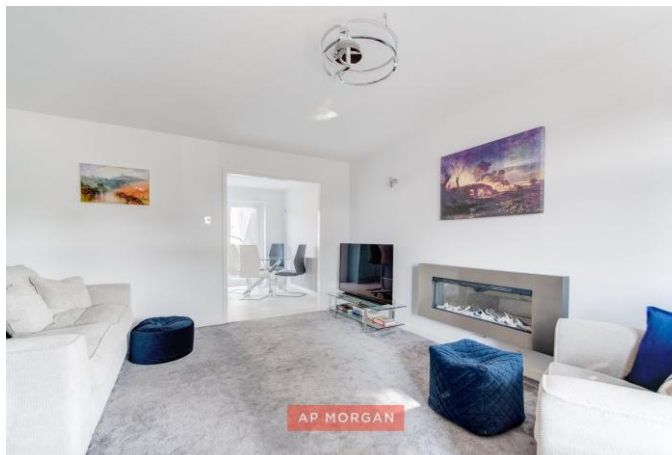
Description:

Beautifully renovated, spacious and ready to move into.

Tucked away on Old Hall Close, this beautifully presented four bedroom semi detached home is an exciting opportunity for large and growing families in search of space, style and a location that simply works for everyday life. Renovated in 2018/19 and finished with contemporary styling throughout, it has been thoughtfully updated and is ready for its next chapter.

Step through the front door and the spacious lounge sets the tone, with room enough for multiple suites, a front facing bay window that fills the space with natural light, and an electric fireplace to gather round on cooler evenings. To the rear, the extended kitchen/dining room is the true heart of the home, offering substantial counterspace, fitted appliances and gloss cabinetry, perfect for busy mornings, family meals and everything in between. A second reception room provides valuable flexibility, complete with integral understairs storage, while a utility area and ground floor WC add everyday practicality.

Outside, the landscaped rear garden combines a generous paved patio with an elevated decked seating area, creating an ideal space for outdoor dining, entertaining and family life while off street parking for multiple vehicles takes care of the practicalities.



Upstairs, three double bedrooms and a further single bedroom offer plenty of options for a growing household, whether that means space for the children, visiting guests or a dedicated home office. The main bedroom benefits from its own en-suite shower room, and integral storage is presented in Bedroom Two, keeping everyday belongings neatly out of sight. For those wanting a little more, a versatile loft room provides an ideal home office or study.

Well positioned for local amenities, this is a home that has been created with family life firmly in mind. Conveniently located for supermarkets, local shops, GP surgeries, dentists, leisure facilities and regular public transport links. The property is also a short drive from Merry Hill Shopping Centre, Dudley and Stourbridge Town Centres and offers easy access to the M5 motorway.

Homes like this don't hang around. Contact us today to arrange your viewing.

Details:
Hall

Lounge 15'11" x 13'7" (4.85m x 4.14m) Both Max

Kitchen/Dining Room 10' x 25'6" (3.05m x 7.77m) Both Max

Reception Room 20'3" x 7'11" (6.17m x 2.41m) Both Max

Utility/WC 5'6" x 4'6" (1.68m x 1.37m) Both Max

Landing

Bedroom One 18'4" x 7'11" (5.6m x 2.41m)

En-suite Shower Room 7'9" x 7'10" (2.36m x 2.4m)

Bedroom Two 12'1" x 9' (3.68m x 2.74m) Both Max

Bedroom Three 11'9" x 10'5" (3.58m x 3.18m)

Bedroom Four 7'10" x 7'6" (2.4m x 2.29m)

Bathroom 8'2" x 7'11" (2.5m x 2.41m)

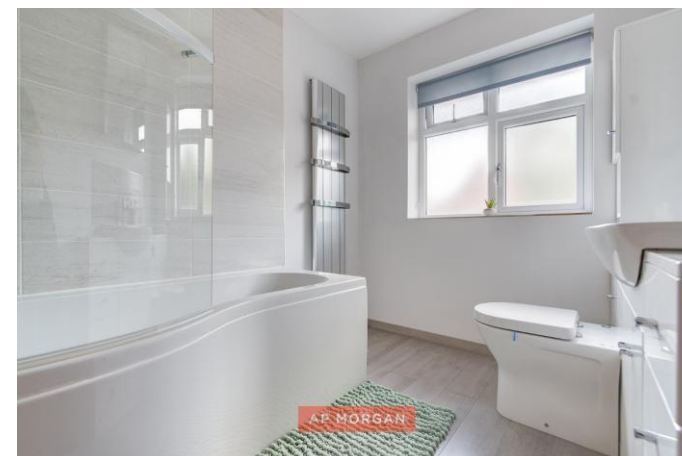
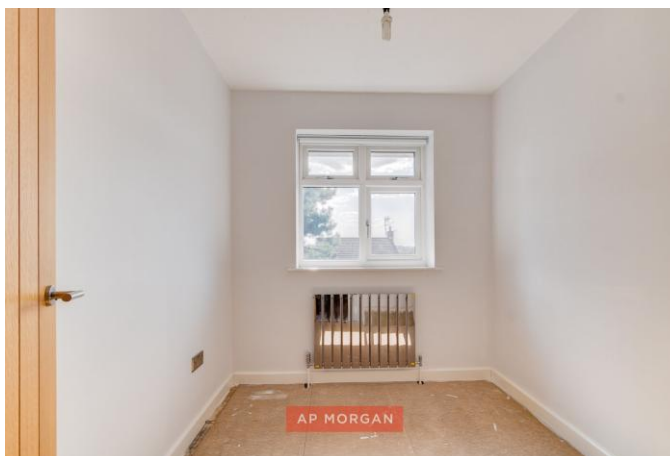
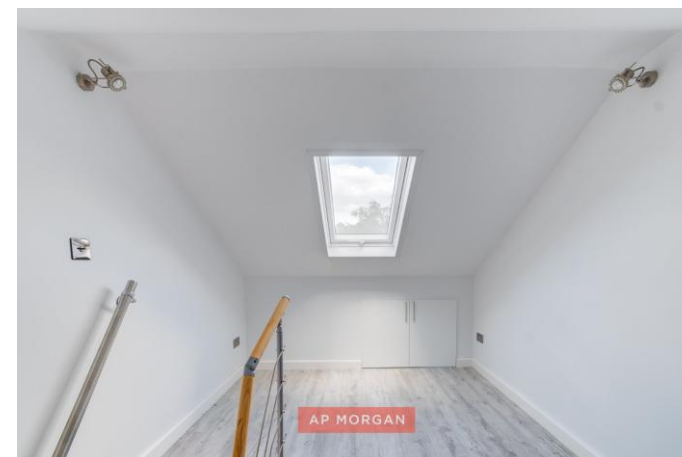
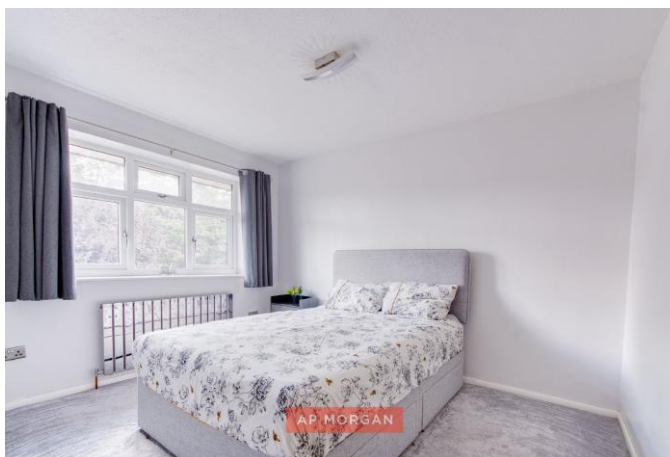
Study 12'2" x 7'10" (3.7m x 2.4m)

EPC Rating: To be confirmed

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?

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?

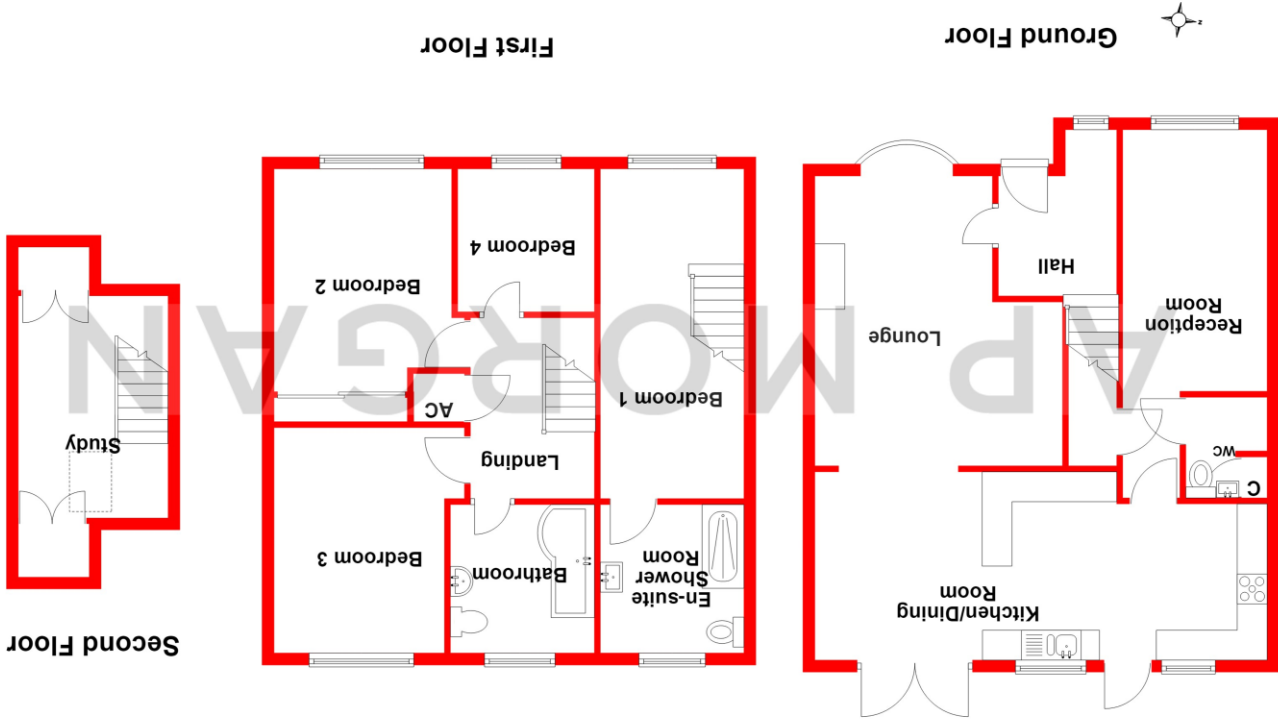
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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. 137.9 sq. metres (1484.9 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 Planlup.

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