

AP MORGAN



Westbourne Road, Halesowen
Asking Price £325,000

Features:

- Three bedroom semi-detached family home in a quiet, well-established Halesowen road
- Bay-fronted lounge with a log burning fire, perfect for cosy winter evenings
- Generous kitchen/diner with integral appliances and handy integral storage
- Large conservatory, ideal as a dining room, playroom or space to entertain
- Two double bedrooms and a single, with room to grow
- Contemporary family shower room
- Three garages, brilliant for parking, storage or a workshop
- Off street parking for multiple vehicles
- Low maintenance rear garden, perfect for relaxed summer afternoons
- Close to Leasowes School and just five minutes from motorway links
- Friendly, established neighbourhood with shops, pubs, restaurants and a cinema nearby

Description:

Not many family homes offer three garages, a private garden, and neighbours you'd genuinely miss. This one does.

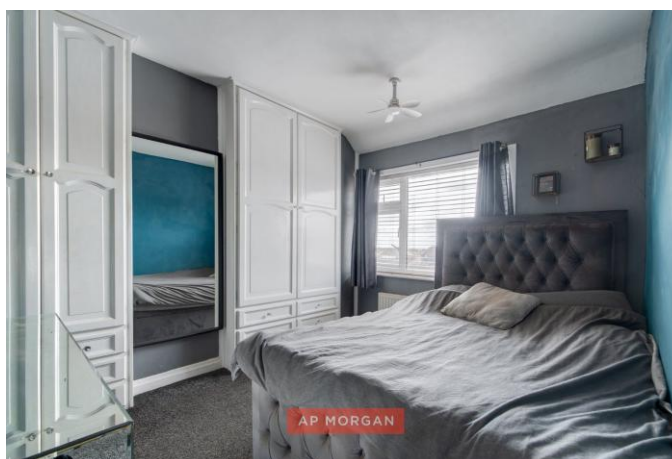
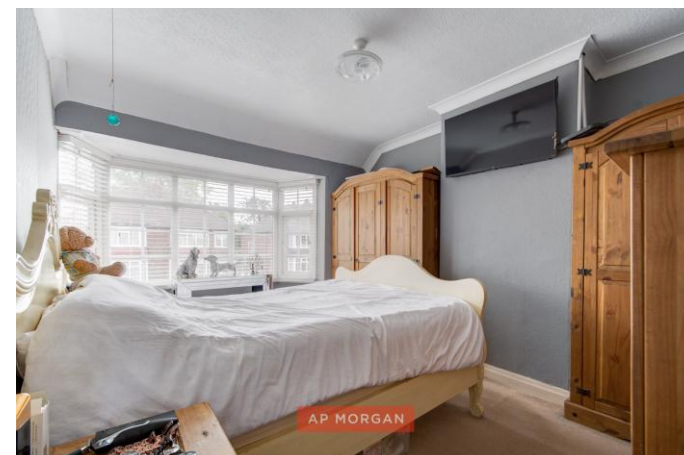
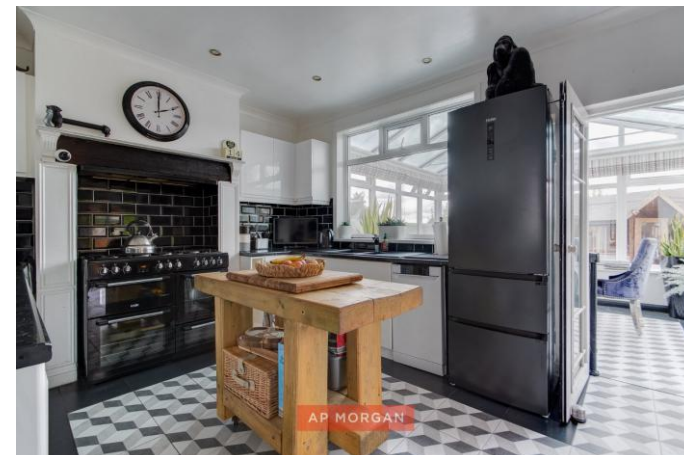
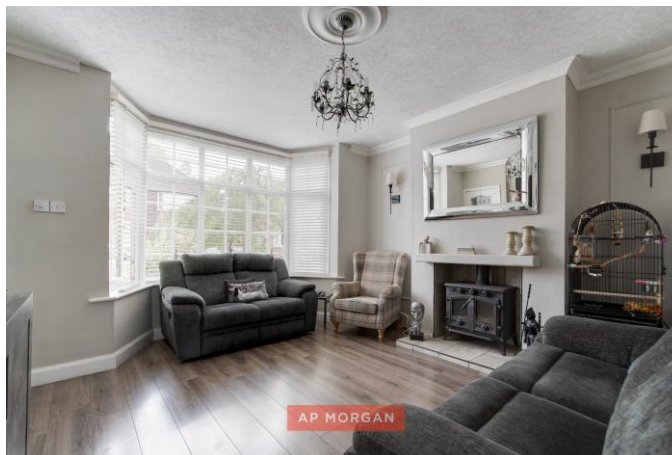
Tucked away on a well-established road in Halesowen, this three-bedroom semi-detached home has been loved and lived in for years, and it shows. Inside you'll find a bay-fronted lounge with a log burning fire, a generous kitchen/diner, and a large conservatory that has become the heart of family life. Outside, there's a low-maintenance rear garden, off-street parking for several vehicles, and the rare bonus of three garages.

We asked them what made them buy it...

"We loved all aspects of the house when we first saw it. It was the plot and the layout that did it for us. The street is a great one to live on and the neighbours are amazing, genuinely friendly. You've got pubs and restaurants nearby too, and everyone's so welcoming. Leasowes School is close by, which mattered to us, and we're only five minutes from the motorway, so getting around has never been a problem. If I had to pick the one thing I've never stopped loving about this house, it's the area itself."

What about the house itself?

"We're in the living room and kitchen most of the time, whether that's cooking or watching TV of an evening. The garden has always been used, we've spent so much time out there with family over the years. We added the conservatory to give us more room for family get-togethers, and it's made such a difference. People always comment on the house when they visit, they tell us it's lovely. It's a great home for relaxing, whether that's a quiet afternoon or a winter evening in front of the TV."



Our agents say...

This is a house that has clearly been a proper family home, and you can feel it the moment you step inside. The bay window lounge with its log burner is a real focal point, perfect for those winter evenings the current owners talk about. The kitchen/diner and conservatory work brilliantly together for everyday life and entertaining alike, and with three garages plus off-street parking, storage and parking simply aren't a worry here. The garden is low maintenance but still gives you that outdoor space for summer afternoons or Sunday mornings with a coffee. Add in the quiet, friendly street, easy motorway access, and Leasowes School close by, and it's easy to see why this family never wanted to leave. Perfect for a family after space, quiet, and a genuine sense of community. Get in touch today and come and see it for yourself.

Details:

Hall

Lounge 13'2" x 12' (4.01m x 3.66m) Both Max

Kitchen/Diner 10'9" x 16'6" (3.28m x 5.03m) Both Max

Conservatory 7'10" x 12'7" (2.4m x 3.84m) Both Max

Garage 14'10" x 18'9" (4.52m x 5.72m) Both Max

Garage Two 16'7" x 8'4" (5.05m x 2.54m)

Garage Three 16'6" x 8'5" (5.03m x 2.57m)

Landing

Bedroom One 12' x 10'2" (3.66m x 3.1m) Both Max

Bedroom Two 10'8" x 10'2" (3.25m x 3.1m) Both Max

Bedroom Three 8' x 6'2" (2.44m x 1.88m)

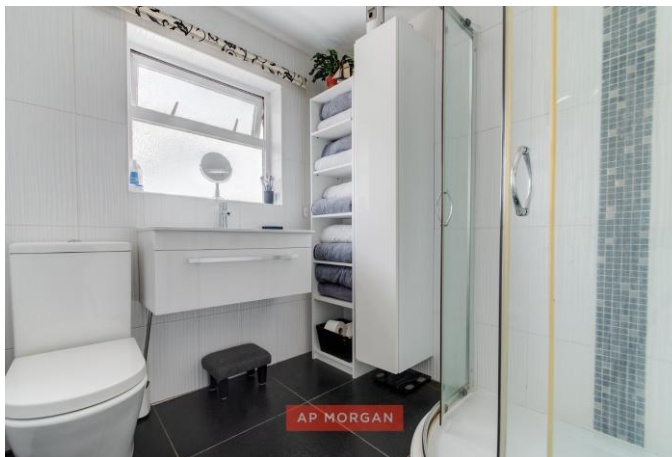
Shower Room 6'2" x 7'8" (1.88m x 2.34m)

EPC Rating: To be confirmed

Council Tax Band: B (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?

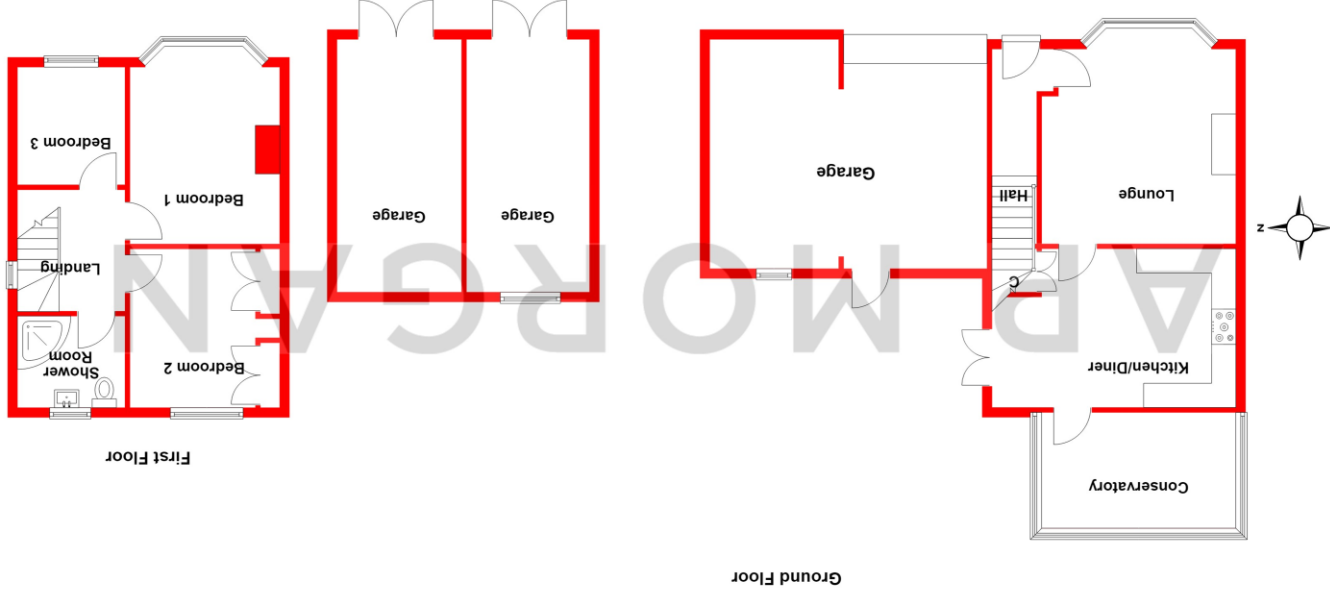
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