

AP MORGAN



Chatsworth Road, Dudley
Offers in the region of £290,000

Features:

- Popular Halesowen estate with a genuine close-knit community feel
- Three bedrooms: two doubles and a single
- Dual aspect lounge/diner, bright and sociable
- Spacious kitchen with ample counter space and room for freestanding appliances
- Large conservatory with panoramic garden views and space for freestanding furniture
- Family shower room with airing cupboard
- Substantial garage, ideal for storage, DIY or hobby space
- Off-street parking for multiple vehicles
- No neighbours overlooking the front or rear, total privacy
- Sun-catching garden, perfect for summer entertaining
- Five minutes from Junction 3 of the M5
- Old Hill train station a ten minute walk away

Description:

No neighbours at the front. No one overlooking the back. In a close-knit community, this home has managed something rare: total privacy!

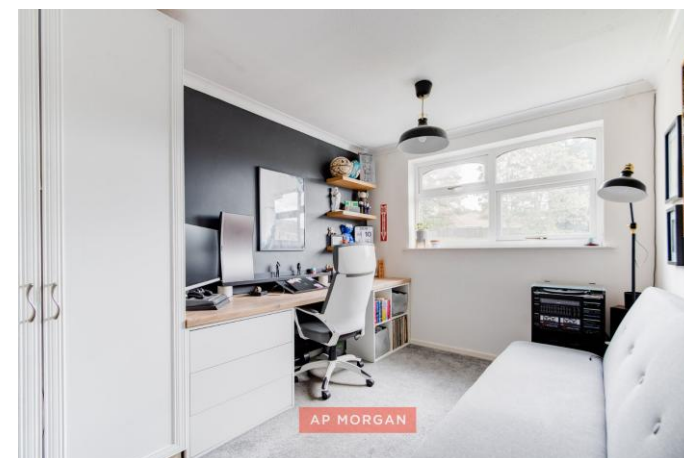
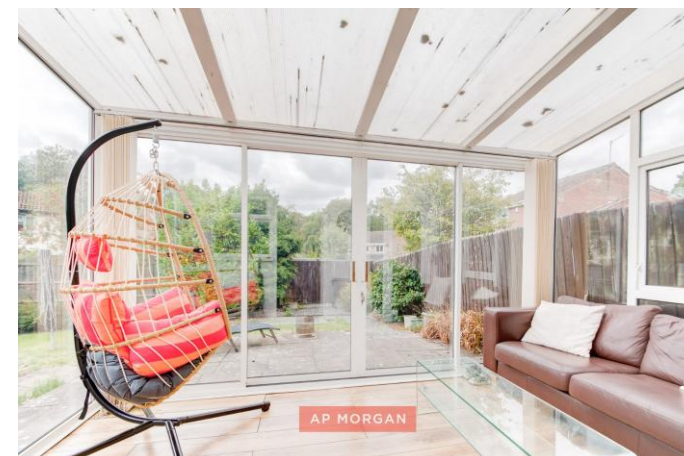
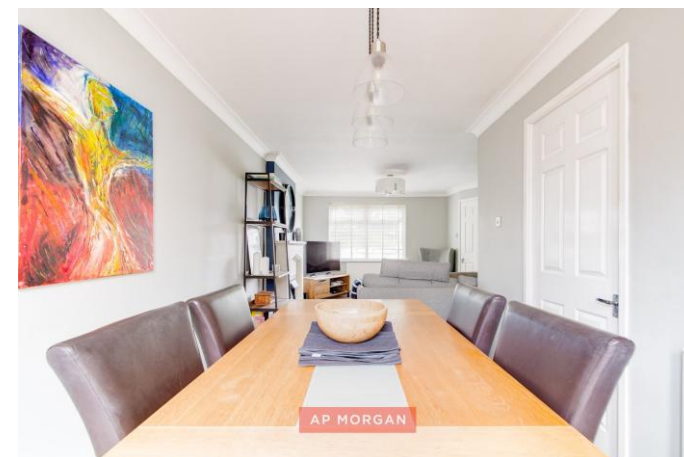
Tucked away in a popular Halesowen estate, this semi-detached home offers three bedrooms, a dual aspect lounge/diner that floods with light, and a conservatory that catches the sun for most of the day. There's a substantial garage, off-street parking for multiple cars, and a garden that has hosted more summer barbecues than its current owners can count. Junction 3 of the M5 is five minutes away, and Old Hill train station is a ten minute walk up the top of the estate.

We asked them what made them buy it...

"The house immediately felt like it could be our home. We were first-time buyers, and walking through the door we could both immediately see ourselves buying our first place together and living here. We loved how open the downstairs felt. The lounge, diner and conservatory flow made the house feel very light and open. The garden was a huge plus. Having a garden that holds the sunlight for the majority of the day wasn't something we realised would be important until we saw this one."

What about the house itself?

"The conservatory and garden keeping the sun throughout the majority of the day is the one thing we've never stopped loving. The light, warmth and openness it brings makes the downstairs feel like it extends straight into the garden. With it catching the sun in the evening, it's really nice to sit out with a drink, chatting, watching the sun set after a day of good food, friends and music. The front of the house holds the light in the morning too, which is why we turned the



front bedroom into a home office. And honestly, what we'll miss most is how private it feels in such a close-knit community. With no neighbours overlooking us at the front or back, it really feels like we have a bubble around us."

Our agents say...

This is a home that works hard for its owners without ever feeling like it's trying. The lounge/diner is a genuine social hub, dual aspect and full of light, perfect for games nights or simply watching the world go by. The conservatory is a real showstopper, with panoramic views over the garden and space for freestanding furniture, so it works as a second sitting room, a dining space, or somewhere to catch the last of the evening sun. Three well proportioned bedrooms give flexibility for a growing family or a home office setup, and the substantial garage is ideal for storage, DIY projects, or that hobby space you've always wanted. Add in off-street parking for multiple vehicles (the current owners have squeezed four cars on at Christmas) and a position five minutes from the M5 and a short walk from Old Hill station, and you've got a home that ticks every box. This one has been genuinely loved. Get in touch today and come and feel it for yourself.

Details:

Hall

Lounge/Dining Room 23'3" x 10'8" (7.09m x 3.25m) Both Max

Kitchen 11'5" x 7'1" (3.48m x 2.16m) Both Max

Conservatory 8' x 13' (2.44m x 3.96m)

Garage 17'4" x 9'2" (5.28m x 2.8m)

Landing

Bedroom One 11'3" x 8'8" (3.43m x 2.64m)

Bedroom Two 11'11" x 8'8" (3.63m x 2.64m)

Bedroom Three 8'6" x 6'5" (2.6m x 1.96m)

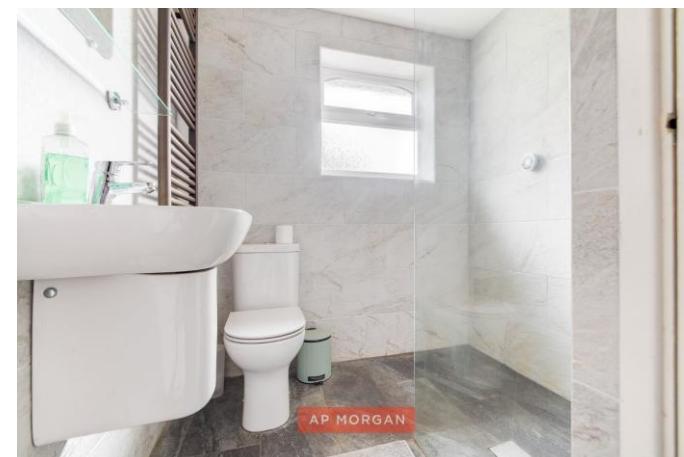
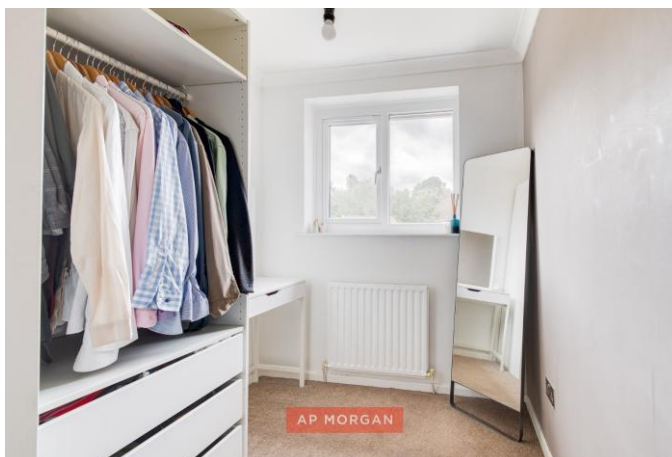
Shower Room 7'6" x 7'1" (2.29m x 2.16m)

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?

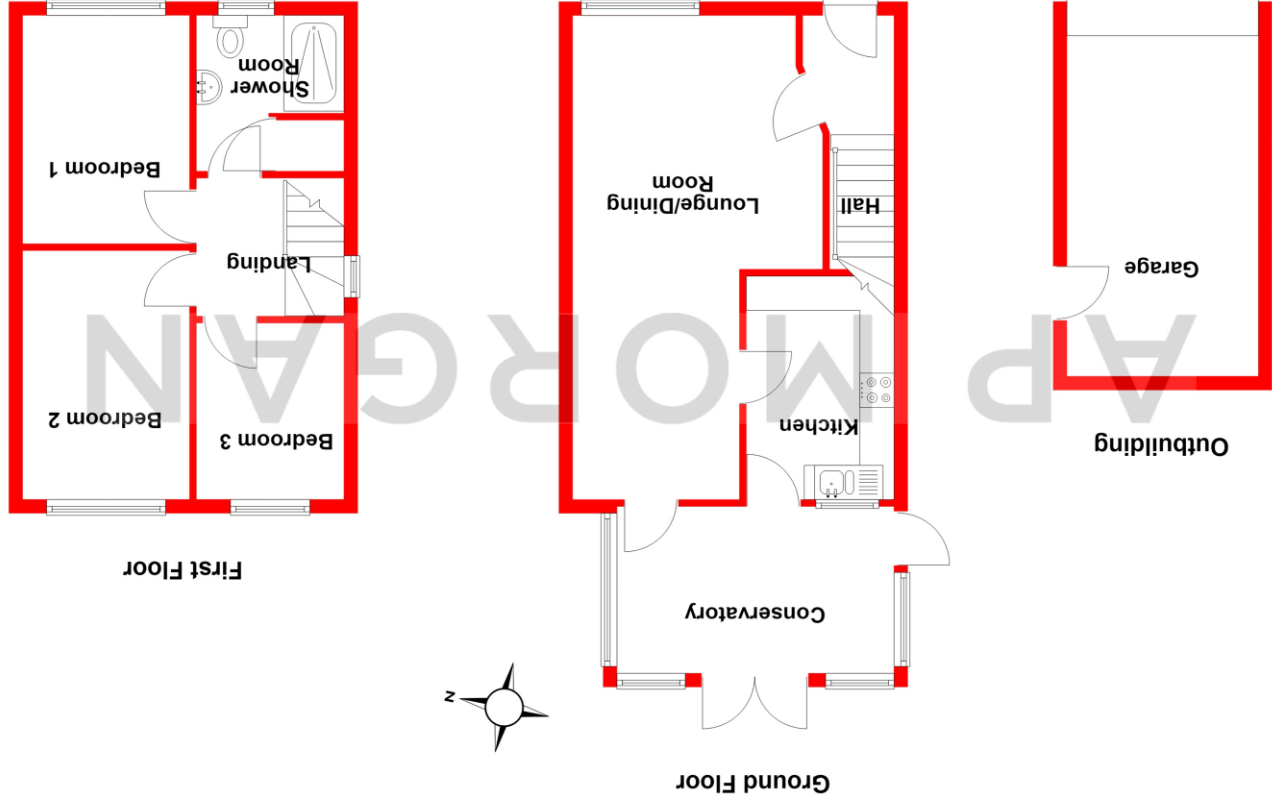
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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. 92.9 sq. metres (1000.3 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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