

AP MORGAN



Golden Orchard, Halesowen, West
£1,700 per month

Features:

- Available now
- Imposing modern Detached House
- Four Bedrooms
- Open plan Lounge/Dining room
- Attractive fitted Kitchen
- Bathroom, En-Suite and downstairs W.C
- Lovely front and rear Gardens
- Driveway and Garage
- EPC- C

Description:

Available now a wonderful opportunity has arisen to rent a modern, four-bedroom, detached house located in the popular and sought after area of Halesowen, Birmingham stylish throughout and perfect for those with larger families.

Approaching the property there is a large shared front garden and a two car driveway which provides access to the single car garage.

In brief, the property comprises of an entrance hall, stylish and open plan lounge/dining room with patio door at the rear for access into the garden, modern fitted kitchen with built-in appliances including oven, gas hob, fridge/freezer and sink/draining board, utility room with space for freestanding appliances, two double bedrooms with built-in wardrobes with the master bedroom benefiting from an En-Suite Shower room, two single bedrooms, contemporary designed bathroom with bath and shower and a downstairs W.C for added convenience.

The lovely rear garden is a good size and has been well maintained with a patio area perfect for outdoor furnishings and fencing along each border. There is also a side entrance for easy access.

Amenities are extremely close in Halesowen town centre, which also benefits from a recently redeveloped main Bus Terminal operating a direct service to Birmingham City and surrounding areas. Junction 3 of the M5 is only minutes away providing access to the M5/M6/M42 network. Halesowen boasts three large secondary schools, many



primary schools, and Halesowen College provides further education.

Details:

Lounge 16'7" x 12'10" (5.05m x 3.9m)

Dining Room 9'4" x 7'6" (2.84m x 2.29m)

Kitchen 9'5" x 9'9" (2.87m x 2.97m)

Bedroom One 14'1" x 13'5" (4.3m x 4.1m)

Bedroom Two 14'1" x 9'6" (4.3m x 2.9m)

Bedroom Three 12'2" x 9'5" (3.7m x 2.87m)

Bedroom Four 9'6" x 6'11" (2.9m x 2.1m)

Family Bathroom 6'4" x 6'1" (1.93m x 1.85m)

En-suite 6'11" x 5'11" (2.1m x 1.8m)

W.C 4'1" x 5'1" (1.24m x 1.55m)

Utility room 5'2" x 5'1" (1.57m x 1.55m)

Garage 19'8" x 9'10" (6m x 3m)

Entrance Hall 3'1" x 5' (0.94m x 1.52m)

First Floor Landing 5'8" x 9'5" (1.73m x 2.87m)

EPC Rating: C

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?

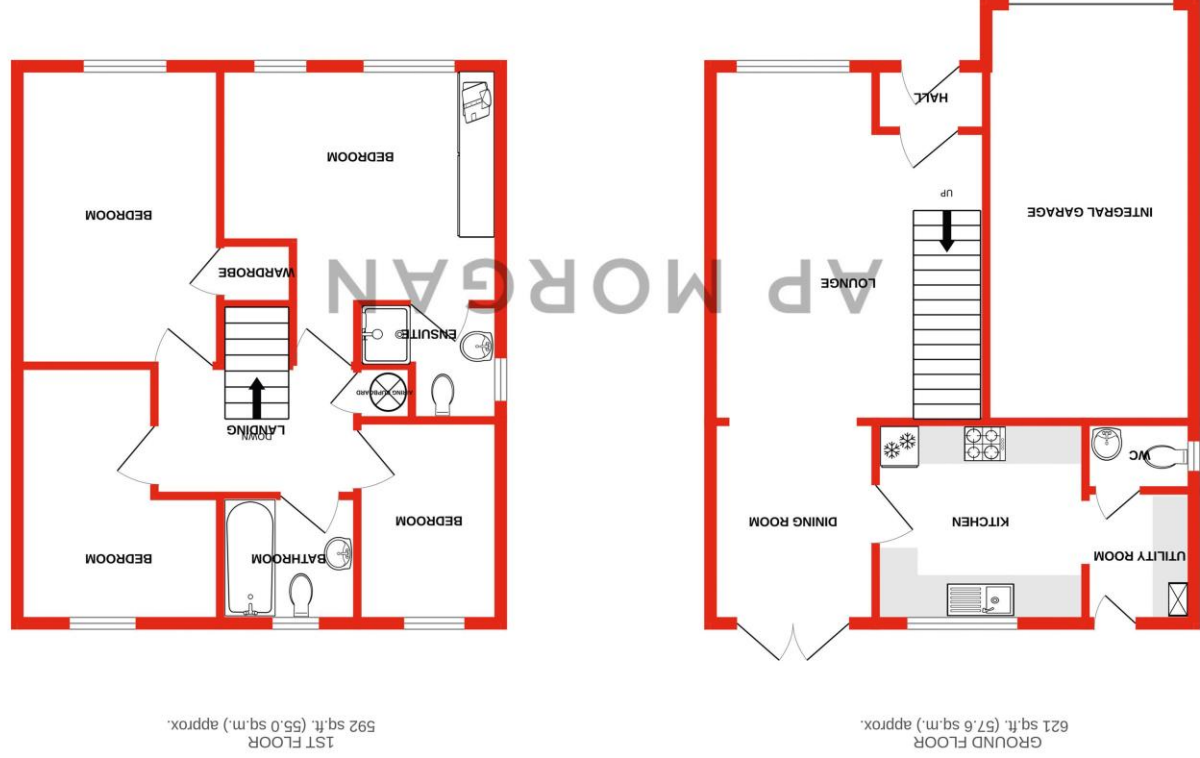
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a removal company and storage?

A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals as the leading local firm. For peace of mind and a reliable service call them on 0800 193 0000 or visit their website, cuberemovals.co.uk, to arrange a survey.



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TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

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