

**AP MORGAN**



**Portsdown Road, Halesowen**  
Offers in excess of £250,000



**Features:**

- Beautifully presented semi-detached house
- Two good sized bedrooms
- Lounge with bay window
- Contemporary fitted kitchen/diner
- Modern family shower room
- Landscaped rear garden
- Driveway with EV charge point
- Garage

**Description:**

Situated on Portsdown Road on the popular Squirrels estate is this prime example of an immaculately presented two-bedroom semi-detached home, complete with modern kitchen/diner, family shower room, lounge garage, landscaped rear garden and driveway with garage. Ideally located for all local amenities and well-regarded schooling.

The property welcomes you via a tarmacked driveway leading to a garage accessed by an up-and-over garage door, and an enclosed porch to the front door.

Inside, the stylish and inviting interior features an entrance hallway with stairs ascending to the first-floor landing, a lounge with a feature bay window to the front aspect, and a modern fitted kitchen/diner equipped with sleek units, and an integrated AEG oven with an electric hob over.

Moving upstairs, the first-floor landing provides access to a generous double bedroom one, a good-sized second bedroom, and a modern family shower room with a walk-in shower enclosure.

Additional benefits include gas-fired central heating, double glazing, side access to the rear of the property, and an electric vehicle charging point.

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands.



**Details:**

**Porch**

**Hallway**

**Lounge** 15'3" (4.65) min excl bay x 9'9" (2.97)

**Kitchen/Diner** 8'5" x 13'1" (2.57m x 4m)

**Garage** 17'10" x 7'8" (5.44m x 2.34m)

**First Floor Landing**

**Bedroom One** 12'6" x 13'1" Both max (3.8m x 4m Both max)

**Bedroom Two** 11'5" (3.48) x 8'3" (2.51) Both max

**Shower Room** 8'4" x 4'6" (2.54m x 1.37m)



**EPC Rating:** D

**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](http://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.

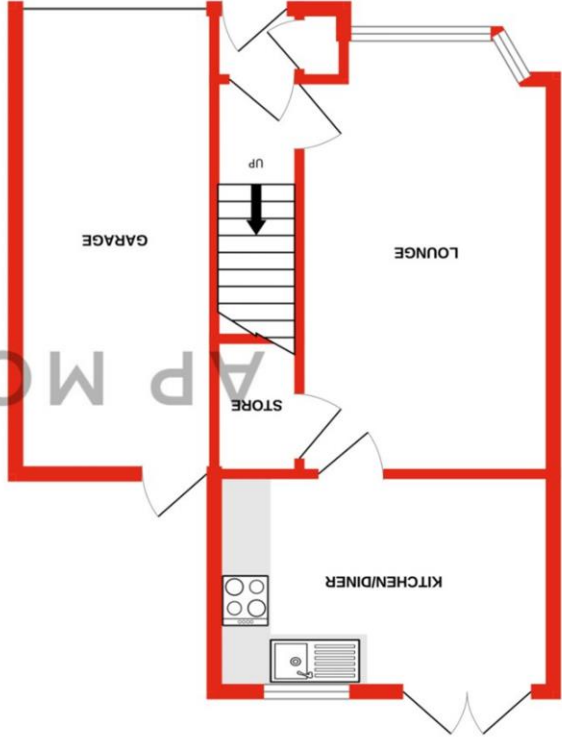
### Need a solicitor?

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.

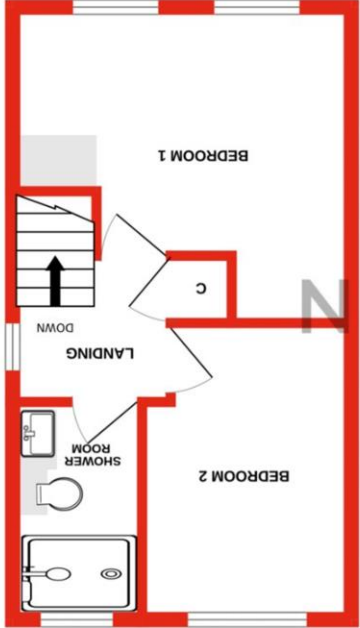
### Need a removal company and storage?

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](http://cuberemovals.co.uk), to arrange a survey.

GROUND FLOOR  
471 sq. ft. (43.7 sq.m.) approx.



1ST FLOOR  
308 sq. ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 sq.m.) approx.  
What 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.  
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