

**AP MORGAN**



**Hagley Road, Halesowen, West Midlands**  
Guide Price £220,000



**Features:**

- Three double bedroom town house
- Ensuite shower room
- Integrated kitchen appliances
- Close to Clent Hills
- Garden
- Allocated parking
- Over 950 years left on lease
- EPC - C

**Description:**

This charming three bedroom townhouse, is ideally situated in a convenient central location near Halesowen town centre and a stone's throw away from the popular Clent Hills.

Upon entering, you are greeted by an inviting entrance hall that leads to a cosy fitted kitchen equipped with integrated appliances and a lovely lounge/diner adorned with a striking gas fireplace and complemented by French doors that open up to the rear garden.

Moving upstairs to the first floor, you will find two generously sized double bedrooms, with the third bedroom boasting fitted wardrobes. Completing this level is a well-appointed family bathroom with a shower over the bath.

Venturing to the second floor, you'll discover the expansive master bedroom, featuring velux windows that flood the room with natural light. The master bedroom also comes with fitted wardrobes, a storage cupboard, and an ensuite shower room, adding a touch of luxury and privacy.

Outside, the rear of the property offers a low-maintenance walled garden, providing a tranquil space for relaxation. Additionally, there is a gate granting access to the car park, where one allocated parking space is provided as well as plenty of additional off road parking available for your convenience.

The town of Halesowen is ideally situated approximately 7 miles from Birmingham City Centre, ensuring easy access to all the amenities and attractions the city has to offer. Furthermore, the property's proximity to junction 3 of the M5 motorway opens up convenient transportation links to the wider motorway network throughout the West Midlands region.





**Details:**

**Entrance Hall**

**Kitchen** 9'3" x 8'10" (2.82m x 2.7m)

**Lounge/Diner** 14'5" x 11'9" (4.4m x 3.58m)

**First Floor Landing**

**Bedroom Two** 12'9" x 11'8" (3.89m x 3.56m)

**Bedroom Three** 13'11" (4.24) max x 9'10" (3) to front of wardrobe

**Family Bathroom** 5'6" x 8'1" (1.68m x 2.46m)

**Master bedroom** 18'5" x 11'9" (5.61m x 3.58m)

**En-suite** 6'6" x 11'9" max (1.98m x 3.58m max)



**EPC Rating:** C

**Council Tax Band:** C (tbc by solicitors).

**Tenure:** Leasehold (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?

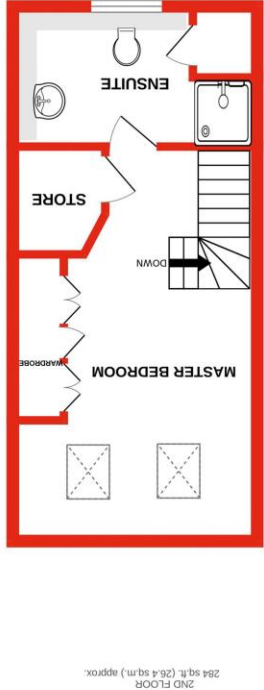
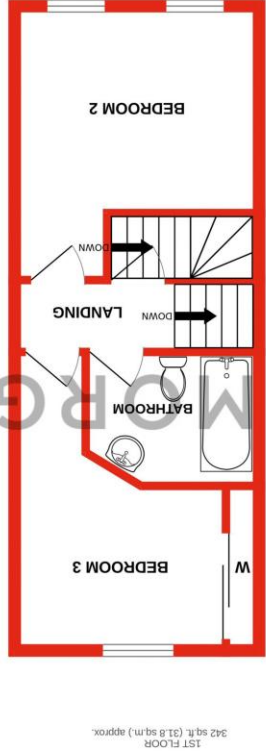
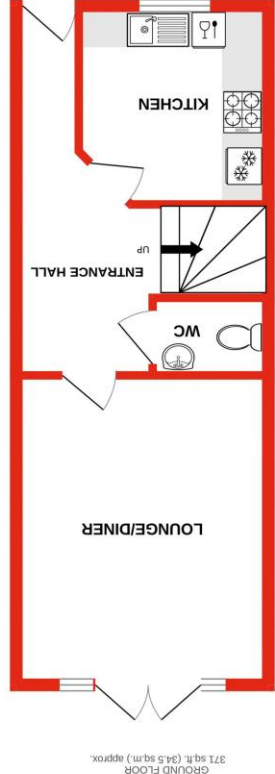
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Identity Checks

Estate Agents are required by law to conduct anti-money laund checks on all those buying a property. We have partnered with party supplier to undertake these who will contact you once you had an offer accepted on a property you wish to buy. The cost these checks is £39 + VAT per buyer and this is a non-refundable These charges cover the cost of obtaining relevant data, any monitoring and monitoring which might be required. This fee will be paid and the checks completed in advance of the issuing of memorandum of sale on the property you would like to buy.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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 listed and no guarantee as to their operability or efficiency can be given.  
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