

**AP MORGAN**



**Cheviot Way, Halesowen, West Midlands**  
Asking Price £450,000

**Features:**

- Five bedroom detached
- Large lounge/diner
- Light and spacious
- Large driveway
- Garage
- Quiet close
- Close to Clent Hills
- EPC - C

**Description:**

This stunning five-bedroom detached home is located within a desirable location of Halesowen within a lovely quiet close, the property has a large driveway for ample off road parking as well as a garage. In need of some modernisation this property is the perfect opportunity to make your own!

Upon entering you will find a large entrance hall with downstairs W/c for added convenience. With access to the kitchen/ breakfast room and Lounge/diner with wrap around access and open plan living perfect for families and hosting guests. The lounge/diner has a feature fireplace and large dining area looking out onto the garden through the sliding doors. Within the lounge/diner is a home bar perfect for entertaining guests. Leading on from the lounge/diner is a garden room, currently been used as a snug has sliding doors onto the patio outside, this room has endless opportunities according to your needs! Upstairs is a spacious landing leading to five well-proportioned bedrooms, four being large doubles, as well as the two largest having fitted wardrobes for ample storage. Completing the upstairs is a good-sized family bathroom with shower over the bath.

Outside is a large, paved area perfect for outdoor seating and a private lawned space and side access to the front of the property. Close to the stunning Clent Hills for plenty of countryside walks as well as being close to Halesowen town centre for local amenities this property is in a great central location.



**Details:**

Porch

Entrance Hall

W/C

Kitchen/Breakfast Room 19'7" x 8' (5.97m x 2.44m)

Lounge 15'2" x 12'10" max (4.62m x 3.9m max)

Dining area 10' x 26'2" (3.05m x 7.98m)

Garden room 12' x 10' (3.66m x 3.05m)

First Floor Landing

Master bedroom 14'8" x 8'10" (4.47m x 2.7m)

Bedroom Two 12'11" x 8'11" (3.94m x 2.72m)

Bedroom Three 11'1" x 9'5" (3.38m x 2.87m)

Bedroom Four 10' x 6'11" (3.05m x 2.1m)

Bedroom Five 8' x 8' (2.44m x 2.44m)

Bathroom 7'3" x 6'4" (2.2m x 1.93m)

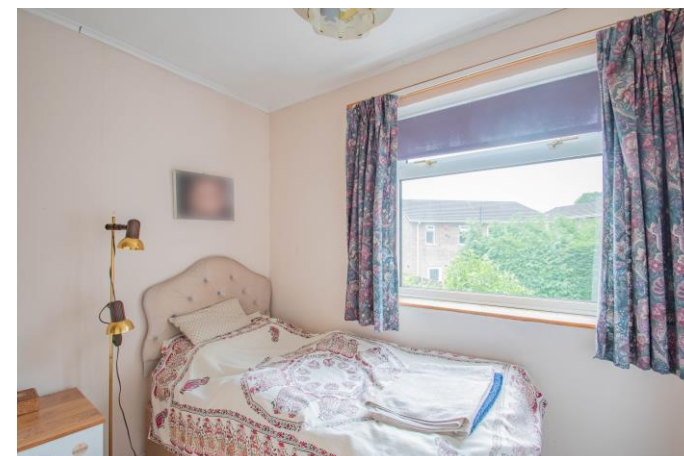
Garage 17' x 9' (5.18m x 2.74m)

**EPC Rating:** C

**Council Tax Band:** E (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?

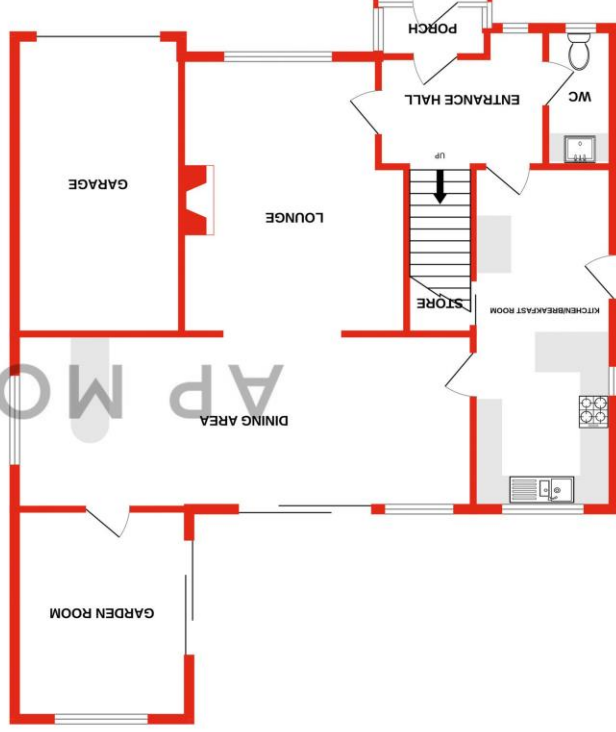
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

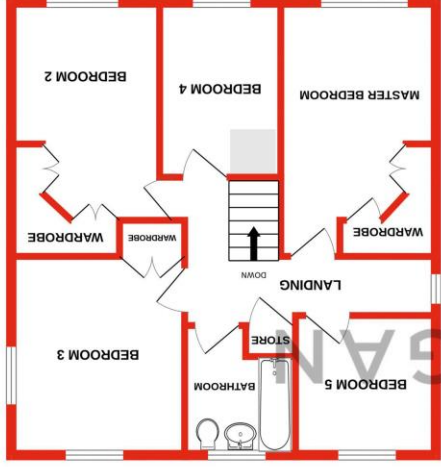
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
1040 sq.ft. (96.6 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.

TOTAL FLOOR AREA: 1668 sq.ft. (154.9 sq.m.) approx.

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. The 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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