

**AP MORGAN**



**Lodge Close, Halesowen, West Midlands**  
Asking Price £850,000

### Features:

- No onward chain
- Five double bedroom detached
- Spacious corner plot
- Contemporary interiors throughout
- Four bathrooms
- Two reception rooms
- Double garage & driveway for ample vehicles
- Council Tax Band - G
- EPC - A

### Description:

\*\*\*No onward chain\*\*\*

Introducing this fantastic five-double-bedroom detached home with stunning contemporary interiors, plantation-fitted Venetian blinds throughout, four bathrooms, and a double garage, all located in a desirable corner plot position in a sought after cul de sac.

Inside, the layout comprises a porch, a grand entrance hall, kitchen/diner with Karndean flooring, a central island with boiling water tap, integrated dishwasher, two wall ovens, electric hob, wine cooler, larder, and designer vertical radiators. The kitchen opens out to the rear garden via bifold doors. The dining area has custom-fitted corner seating with handy integrated storage. Moving along, there is a spacious utility room with a sink and fitted units, and access to the rear, an office room, a versatile reception room with a skylight, log-burning stove, and a lounge within this space with an inglenook open fireplace, a stunning characterful feature. Completing the downstairs is a WC and a double garage with an electric garage door.

Upstairs are five double bedrooms, three of which have their own ensuite shower rooms with double walk-in showers and heated towel rails. The master bedroom has the added benefit of wiring in place for an air conditioning unit. Completing the upper floor is a family bathroom with a freestanding bathtub and walk-in double shower.

Outside to the front of the property is a driveway for multiple vehicles, a wood store to the side of the garage, as well as access to the rear of the property. The house also benefits from solar panels, making this house stylish and energy-efficient! To the rear of the property is a spacious patio and lawn with a delightful fountain and an outbuilding.

Located in a cul-de-sac with great transport links via bus and the M5 for Birmingham city centre and Worcester, close to beautiful countryside and popular parks such as Leasowes and Woodgate Valley. Just 1.9 miles from Halesowen town centre for supermarkets, shops, and restaurants



**Details:**

**Porch**

**Entrance Hall**

**Kitchen/Diner** 26'6" x 15'3" (max) (8.08m x 4.65m (max))

**Utility Room** 12'4" x 14'9" (3.76m x 4.5m)

**Office** 10'10" x 14'10" (3.3m x 4.52m)

**Reception Room (L- Shaped)** 32'3" (9.83) x 25'4" (7.72) (both max)

**Lounge** 18'10" (5.74) x 18'6" (5.64) (into inglenook fireplace)

**WC**

**Garage** 18'8" x 16'6" (5.7m x 5.03m)

**First Floor Landing**

**Master Bedroom** 17'7" x 13'6" (5.36m x 4.11m)

**Ensuite** 8'8" x 7'4" (2.64m x 2.24m)

**Bedroom Two** 15'8" x 14'10" (4.78m x 4.52m)

**Ensuite** 7'7" x 7'3" (2.3m x 2.2m)

**Bedroom Three** 10'6" x 13'1" (3.2m x 4m)

**Ensuite** 7'6" x 7'2" (2.29m x 2.18m)

**Bedroom Four** 13'11" x 13'6" (4.24m x 4.11m)

**Bedroom Five** 12'5" (3.78) x 13'1" (4) (both max)

**Bathroom** 8'8" x 11'2" (2.64m x 3.4m)

**EPC Rating: A**

**Council Tax Band: G** (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.

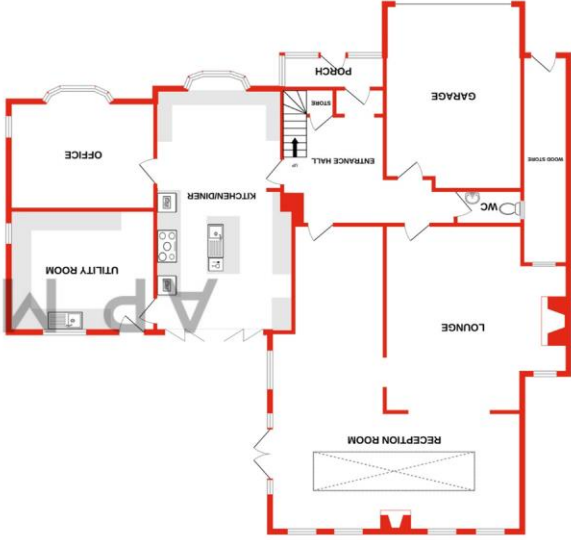
### Need a solicitor?

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.

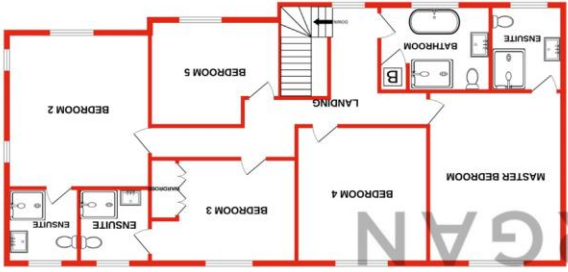
### Need a removal company and storage?

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  
2042 sq. ft. (189.7 sq.m.) approx.



1ST FLOOR  
1389 sq. ft. (129.0 sq.m.) approx.



TOTAL FLOOR AREA : 3430 sq.ft. (318.7 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. 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. Made with Metropix ©2024

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