

AP MORGAN



Cloister Drive, Halesowen
Offers in the region of £465,000

Features:

- Well-presented detached family home
- Four good sized bedrooms
- Spacious lounge with separate dining room
- Modern fitted kitchen
- Bathroom, en-suite and downstairs W.C
- Lovely garden
- Driveway and garage
- EPC- C

Description:

This spacious and well presented, four bedroom detached family home is situated on a quiet residential estate in the popular area of Halesowen. Perfect for those with larger families with plenty of living space and local amenities including shops and schools conveniently located nearby.

Upon approach to the property there is a large multi-car driveway which also provides access to the integrated single car garage with electric garage door.

Moving inside, the property briefly comprises of a welcoming entrance porch and hallway with downstairs W.C, large storage cupboard and doorway leading into the garage; spacious lounge with patio doors at the rear leading into the garden as well as double doors leading into the separate dining room which also has rear patio doors; good sized kitchen with integrated appliances including dishwasher, oven, hob microwave and fridge as well as a side entrance leading to a walkway which provides ease of access to and from the front of the house, into the garden; large first floor landing with airing cupboard; two double bedrooms each with built in wardrobes and the master bedroom benefiting from an en-suite shower room; two single bedrooms and a family bathroom with bath and overhead shower.

The lovely rear garden is a good size and has been well maintained with a large patio area perfect for outdoor furnishings as well as a lawn with various plants and foliage planted around the edges. The property is well placed for the A456 and the M5 giving excellent road transport links to Birmingham City Centre and surrounding areas. Local schools, shops, and amenities including Halesowen Leisure Centre and Leasowes Park are also located nearby. Rowley Regis and Old Hill Train Stations are the two closest stations which offer links to Birmingham, Stourbridge, Worcester and further afield.



Details:

Lounge 15'9" x 13'4" (4.8m x 4.06m)

Dining Room 11'4" x 8'6" (3.45m x 2.6m)

Kitchen 12'1" x 8'5" (3.68m x 2.57m)

Bedroom One 12'11" x 10'3" (3.94m x 3.12m)

Bedroom Two 11'4" x 10'3" (3.45m x 3.12m)

Bedroom Three 9'2" x 8'4" (2.8m x 2.54m)

Bedroom Four 7'10" x 6'10" (2.4m x 2.08m)

Bathroom 7'1" x 6'10" (2.16m x 2.08m)

En-suite 4'9" x 4'8" (1.45m x 1.42m)

W.C 5'11" x 2'6" (1.8m x 0.76m)

Garage 16'10" x 7'6" (5.13m x 2.29m)

Porch

Hallway

Landing

EPC Rating: C

Council Tax Band: F (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

Property to sell?

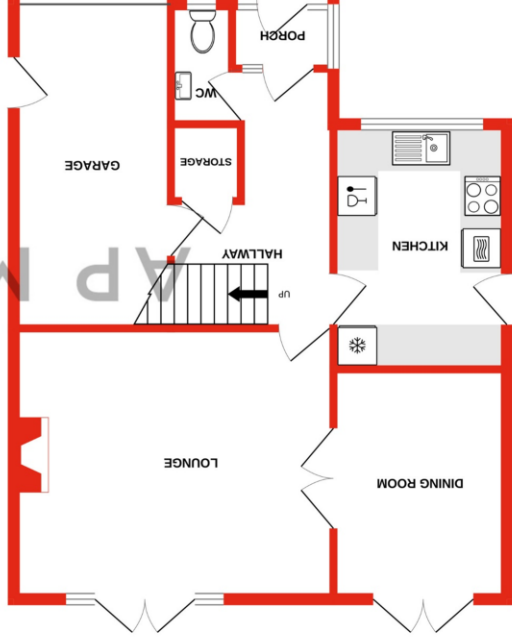
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

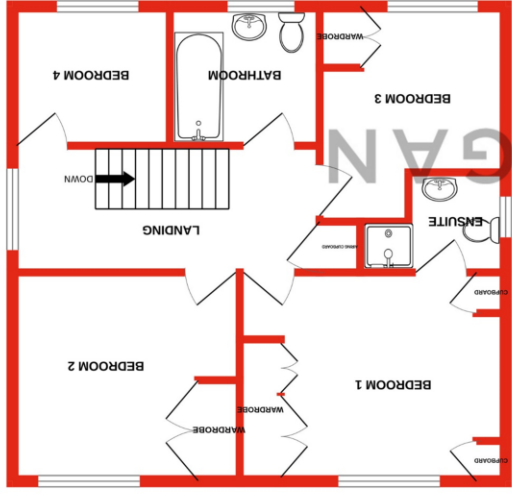
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

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.



GROUND FLOOR
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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