

**AP MORGAN**



**Quantock Close, Halesowen, West Midlands**  
Asking Price £450,000



### Features:

- Four bedroom detached
- Desirable cul de sac location
- Contemporary fitted kitchen/diner
- Two reception rooms
- Conservatory
- Garage
- Ensuite Shower Room
- Driveway for multiple vehicles
- Council Tax Band - D

### Description:

Introducing this beautifully presented four bedroom detached home with contemporary fitted kitchen/diner, bathroom and ensuite. Situated within a cul de sac in a highly desirable area.

Bordering the local countryside of Hayley Green stretching to Uffmoor Wood and Clent Hills for popular scenic walks. Situated close to schools and Halesowen town centre for supermarkets and amenities. For commuters there are bus routes and easy access to the M5 for transport links into Birmingham city centre and Worcester.

Inside, the layout comprises a porch, an entrance hall, a lounge with a feature gas fireplace and stone surround, and a kitchen diner with an island, integrated appliances, ample cupboard space, and marble worktops. The kitchen also accesses under stairs storage, the garage, and the rear via French doors. Completing the ground floor is a dining room and conservatory.

Upstairs, there are four bedrooms, three of which are generous doubles. The master bedroom features an ensuite shower room with a double walk-in shower and a separate bath. Completing the first floor is a family bathroom with a shower over the bath.

To the front of the property is a block-paved driveway suitable for multiple vehicles. To the rear is a lawn and a decking area at the top of the garden, offering far-reaching views over the surrounding area.





**Details:**

**Porch**

**Entrance Hall**

**Lounge** 15' x 12'9" (max) (4.57m x 3.89m (max))

**Kitchen/ Diner** 16'4" (4.98) x 13'10" (4.22) (both max)

**Dining Room** 10'7" x 9'1" (3.23m x 2.77m)

**Conservatory** 9'11" x 9'1" (3.02m x 2.77m)

**Garage** 17'8" x 8'8" (5.38m x 2.64m)

**First Floor Landing**

**Master Bedroom** 17'6" x 8' (5.33m x 2.44m)

**Ensuite Shower Room** 8'2" x 7'11" (2.5m x 2.41m)

**Bedroom Two** 13' x 9' (3.96m x 2.74m)

**Bedroom Three** 10'11" x 9'3" (3.33m x 2.82m)

**Bedroom Four** 10'1" x 6'10" (3.07m x 2.08m)

**Bathroom** 7'5" (max) x 6'6" (2.26m (max) x 1.98m)

**EPC Rating:** D

**Council Tax Band:** D (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?

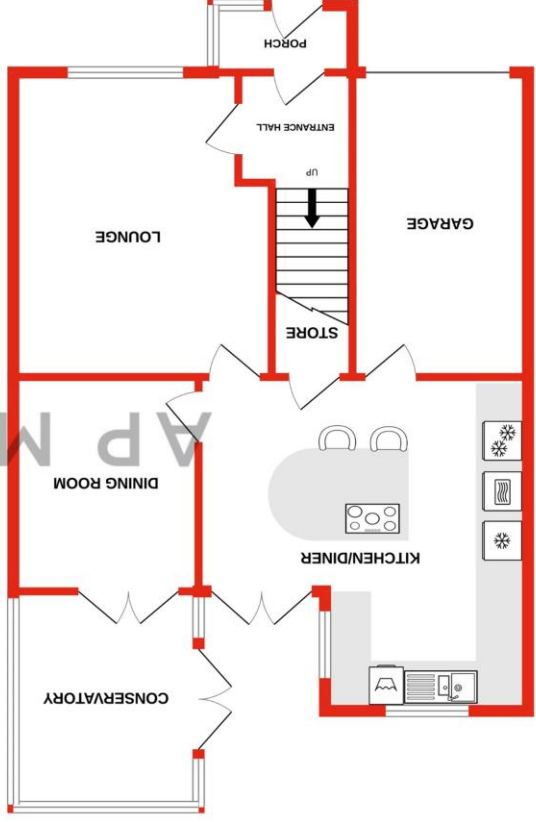
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

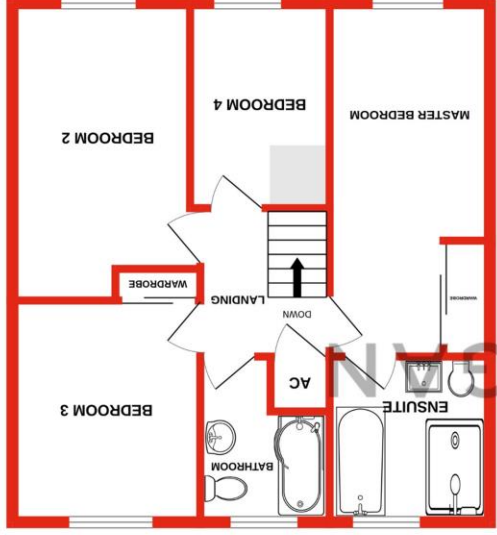
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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 (76.7 sq.m.) approx. 825 sq. ft.



1ST FLOOR (55.8 sq.m.) approx. 600 sq. ft.

TOTAL FLOOR AREA : 1426 sq. ft. (132.4 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 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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