

**AP MORGAN**



**Lyttleton Avenue, Halesowen, West Midlands**  
Offers in the region of £475,000



**Features:**

- No onward chain
- Extended three bedroom detached
- Highly regarded location
- Fantastic opportunity
- Utility Room
- Garage
- Ensuite Bathroom
- Driveway for multiple vehicles
- Council Tax Band - C

**Description:**

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

Presenting this exceptional opportunity to acquire an extensively extended three-bedroom detached home, boasting a spacious open-plan layout, ensuite bathroom, and a garage. Nestled within a highly regarded area close to schools, amenities, and transport links.

Inside, the layout features a porch, entrance hall, sitting room with a walk-in bay window, lounge/diner, kitchen breakfast room, utility room with access to the rear, and a WC. Upstairs, you'll find three generously sized double bedrooms, with the master bedroom enjoying the luxury of an ensuite bathroom equipped with a corner shower cubicle, bath with shower over, and a bidet. Completing the upstairs is a family bathroom with a shower over the bath.

To the front of the property, a driveway offers parking for multiple vehicles, leading to the garage with a roller door. Gated access leads to the rear garden, which features a good-sized lawn.

Situated in Halesowen, this property enjoys close proximity to numerous popular schooling options and offers easy access to the M5 for transportation links into Birmingham city centre. Additionally, various bus routes provide access to supermarkets, shops, and restaurants in Halesowen.





**Details:**

**Porch**

**Entrance Hall**

**Sitting Room** 14' (4.27) (into bay) x 10'8" (3.25)

**Lounge/ Diner** 22'8" x 13'9" (max) (6.9m x 4.2m (max))

**Kitchen Breakfast Room** 11'8" x 13'10" (3.56m x 4.22m)

**Utility Room** 4'11" x 10'5" (1.5m x 3.18m)

**WC** 5'8" x 2'5" (1.73m x 0.74m)

**Garage** 17'5" x 10'5" (5.3m x 3.18m)

**First Floor Landing**

**Master Bedroom** 12'11" (3.94) x 17'3" (5.26) (both max)

**Ensuite Bathroom** 6'4" x 10'4" (1.93m x 3.15m)

**Bedroom Two** 14' x 10'6" (4.27m x 3.2m)

**Bedroom Three** 10'3" x 10' (3.12m x 3.05m)

**Bathroom** 5'9" x 6'4" (1.75m x 1.93m)

**EPC Rating:** D

**Council Tax Band:** C (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?

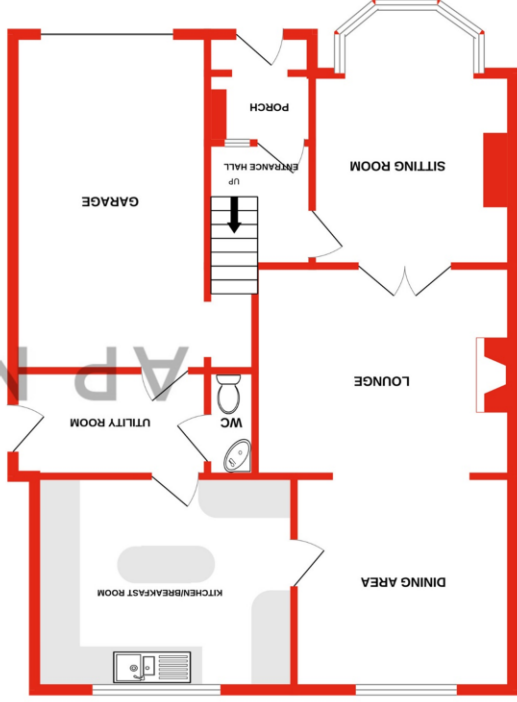
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

### Need a solicitor?

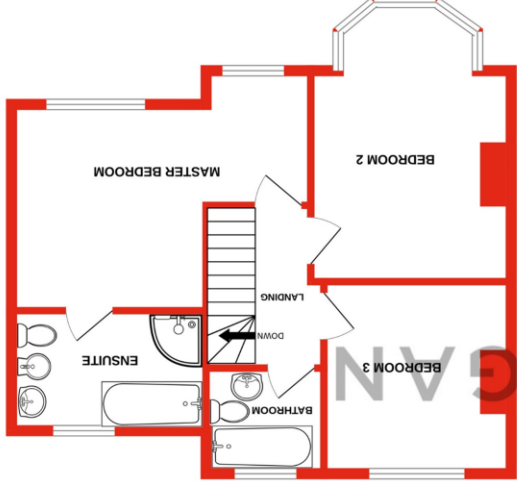
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### 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  
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.7 sq.m.) approx.

Small text disclaimer: "TOTAL FLOOR AREA: 1452 sq.ft. (134.9 sq.m.) approx. Measurements are taken to the face of the walls. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. The services, spaces 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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