

AP MORGAN



Barnswood Close, Halesowen
Asking Price £220,000

Features:

- Semi-detached property
- Two spacious bedrooms
- Generous sized lounge/diner
- New, modern fit kitchen
- Ample storage throughout
- Great rear garden
- Two car driveway
- Local to shops, schools and transport links

Description:

Welcoming you to this well-presented semi-detached property, offering two excellent bedrooms, a newly fitted kitchen, a generously sized lounge/diner, and a two-car driveway. The property is situated in a quiet cul-de-sac in Halesowen.

On arrival, the property benefits from a two-car driveway to the front, with a side gate providing direct access to the rear garden.

Upon entry, the ground floor leads into the entrance hall, which houses the stairs to the first floor. To the right is the kitchen, newly fitted with modern cabinets offering ample storage and worktop space, an integrated oven with four-burner gas hob, extractor hood, and space for freestanding appliances. Returning through the entrance hall, there is a useful under-stairs cupboard and access to the lounge/diner. This is a generous space ideal for comfort and entertaining, with ample room for a family dining table and French doors opening onto the rear garden.

The first floor leads across the landing to the main bedroom, a generous double featuring a built-in sliding-door wardrobe, and the second bedroom, a well-proportioned single, also fitted with a built-in sliding-door wardrobe and an additional storage cupboard. The bathroom is well equipped with a WC, wash basin, and a large shower cubicle, along with space for a storage unit.

The rear garden is initially laid with stone, creating an excellent area for outdoor furniture and dining, with the remainder of the garden laid to lawn and a storage shed positioned at the rear. The garden also benefits from a power supply and a floodlight.



Situated in Halesowen, the property is within walking distance of a good range of shops, takeaways, well-regarded schools, and community facilities. Main bus routes provide access into Halesowen and Stourbridge, as well as onwards to Merry Hill and Leasowes Park.

Details:

Entrance Hall

Kitchen 9'9" x 5'8" (2.97m x 1.73m)

Lounge/Diner 14'9" x 12'2" (4.5m x 3.7m)

Landing

Bedroom One 10'7" x 12'1" (3.23m x 3.68m)

Bedroom Two 8'10" x 8'9" (2.7m x 2.67m)

Bathroom 6'5" x 5'6" (1.96m x 1.68m)



EPC Rating: To be confirmed

Council Tax Band: B (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?

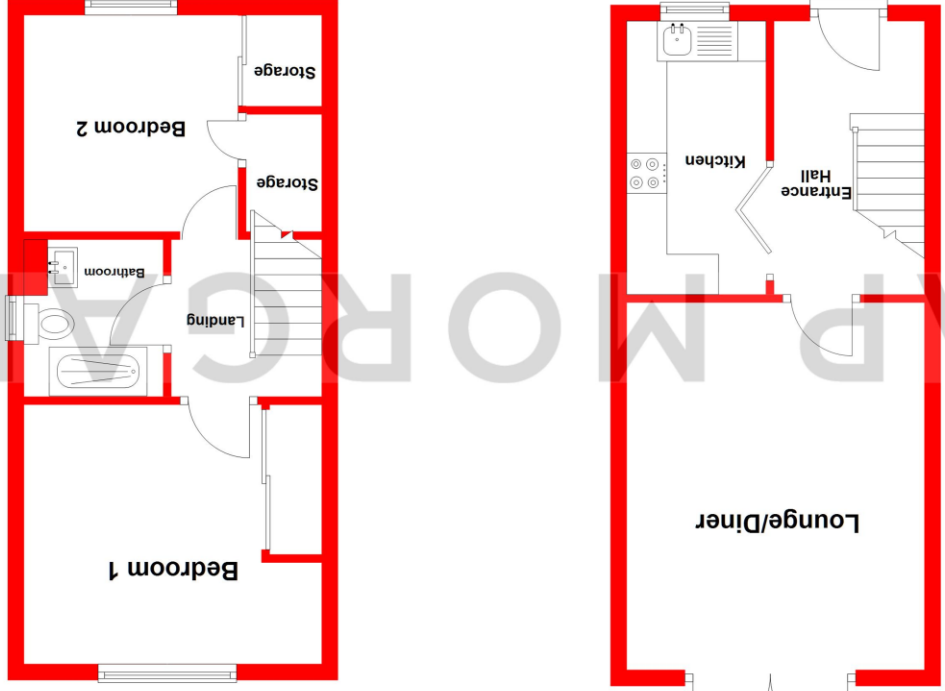
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £39 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.

Ground Floor
Approx. 28.8 sq. metres (310.0 sq. feet)

First Floor
Approx. 29.9 sq. metres (321.7 sq. feet)



Total area: approx. 58.7 sq. metres (631.7 sq. feet)

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.

Plan produced using PlanlP.

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