



**Shenstone Avenue, Halesowen**

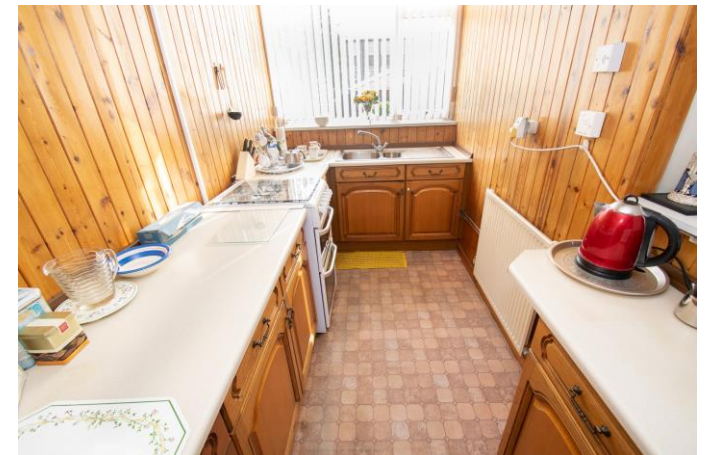
Offers In Excess Of £230,000

**Features:**

- Enlarged Semi detached house
- Three bedrooms
- Two reception rooms
- Extended kitchen
- Utility along side of property
- Upstairs family bathroom
- Front and rear gardens. Rear single garage
- Epc rating D

**Description:**

An enlarged 3 bedroom semi-detached house in a quiet cul-de-sac, well located for local shopping and community amenities as well as great routes into Halesowen and on to the M5 motorway. The property briefly comprises: Porch, hall, reception room 1 with fireplace and bay window to front, reception room 2 also with feature fireplace and bay window overlooking the rear garden. Extended galley kitchen with inset sink, matching units and cupboards and space for the cooker of your choice. To the side of the property is the side utility with doors to each end, space and connections for a washing machine, tumble dryer, and storage. Upstairs the property presents 2 double bedrooms and single bedroom 3, along with the family bathroom with shower taps over the bath. Outside to the front is the lawn, garden and drive with off-road parking for up to 2 cars. To the rear is the mature garden with patio, planting, and access to the rear garage. The property further benefits from double glazing and central heating to radiators.



**Details:**

**Entrance Porch**

**Hallway**

**Front Reception Room 1**

12' 11" into bay x 11' 0" (3.93m x 3.35m)

**Reception Room 2**

13' 8" into bay x 11' 0" (4.16m x 3.35m)

**Extended kitchen**

14' 0" x 5' 10" (4.26m x 1.78m)

**Side Utility**

27' 0" x 4' 8" (8.22m x 1.42m)

**Rear bedroom 1**

12' 4" into bay x 10' 11" (3.76m x 3.32m)

**Front bedroom 2**

11' 10" into bay x 10' 11" (3.60m x 3.32m)

**Bedroom 3**

6' 1" x 6' 0" (1.85m x 1.83m)

**Bathroom**

8' 0" x 6' 1" (2.44m x 1.85m)

**Rear Garage**

15' 4" x 9' 0" (4.67m x 2.74m)

**EPC Rating:** D

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** (tbc by solicitors).

**For more information or to arrange a viewing, please call us on 0121 809 9809.**



## How can we help you?

### Need a mortgage?

We recommend Morgan Financial Solutions. 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 0121 809 9809, or visit their website for more information: [www.morganfs.co.uk](http://www.morganfs.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.

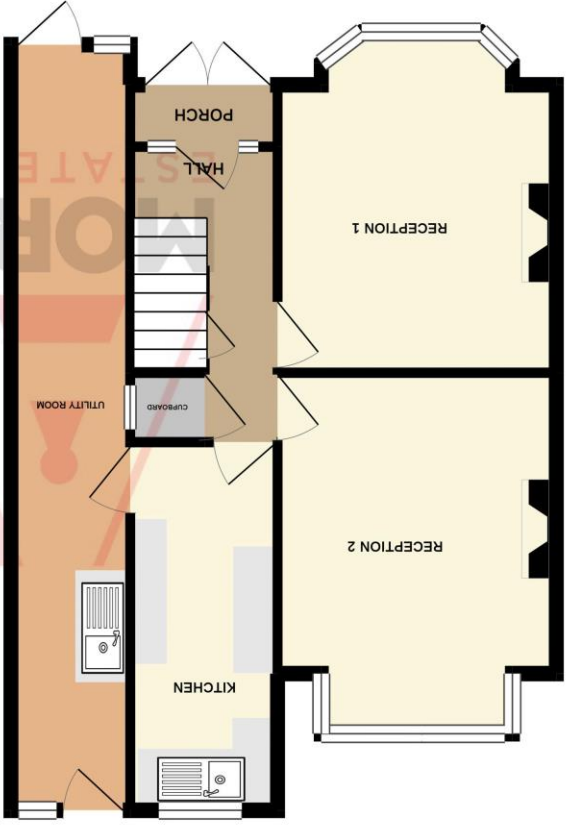
### Need a solicitor?

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.

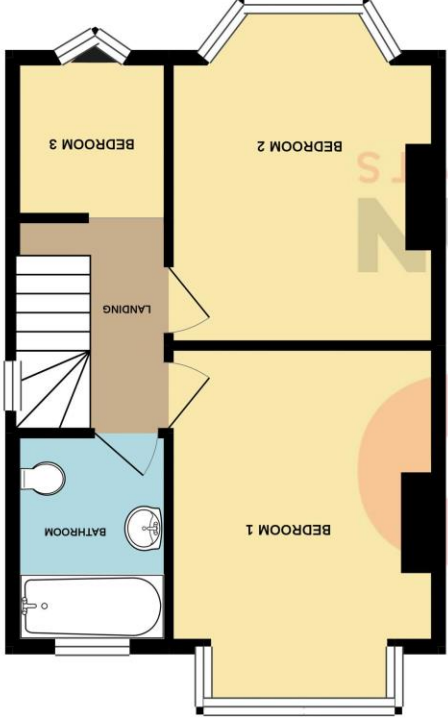
### Need a removal company and storage?

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 574 sq. ft. ( 53.3 sq. m. )



1ST FLOOR 406 sq. ft. ( 37.8 sq. m. )



TOTAL FLOOR AREA : 980 sq. ft. ( 91.0 sq. m. ) approx.

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