



## Lockington Croft, Halesowen

Offers in Excess of £170,000



**Features:**

- No onward chain
- Semi detached house
- 3 bedrooms
- Lounge/diner
- Modern kitchen
- Conservatory
- Front and rear gardens
- EPC - C

**Description:**

This semi detached property with no onward chain, making it ideal for first time buyers and investors alike. The property in brief: Entrance hall, spacious lounge/diner, kitchen with space for a cooker, attached utility with space for a washer and dryer, and a generous conservatory to the rear. Upstairs: Double bedroom one sits to the front of the property, there is a well sized bedroom two and a further third bedroom, ideal for a guest room. The family bathroom has a bath and overhead shower. Outside: The rear garden has a shed for storage and also a rear gate. To the front is also a garden and a path leading to the front door. This property is ideally situated for commuters due to its close proximity to the M5 and other road routes to Birmingham City Centre. There are also local shops and parks surrounding, and schools for all ages.



**Details:**

**Approach**

**Hallway**

**Lounge/Diner**

21' 8" x 9' 11" (6.60m x 3.02m)

**Kitchen**

8' 11" x 9' 3" max (2.72m x 2.82m)

**Utility room**

6' 2" x 5' 10" (1.88m x 1.78m)

**Conservatory**

10' 7" x 16' 6" (3.22m x 5.03m)

**Bedroom One**

14' 5" x 10' 0" max (4.39m x 3.05m)

**Bedroom Two**

6' 11" x 10' 1" (2.11m x 3.07m)

**Bedroom Three**

11' 5" x 6' 3" (3.48m x 1.90m)

**Bathroom**

**EPC Rating:** C

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

**Tenure:** Freehold (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.

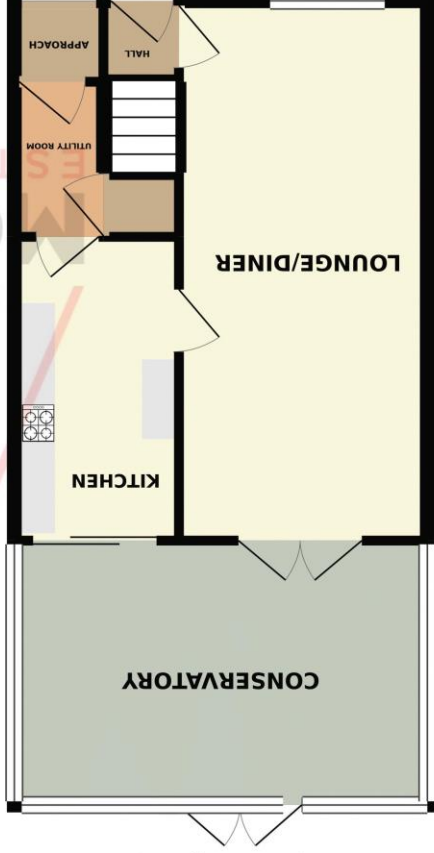
### Need a solicitor?

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.

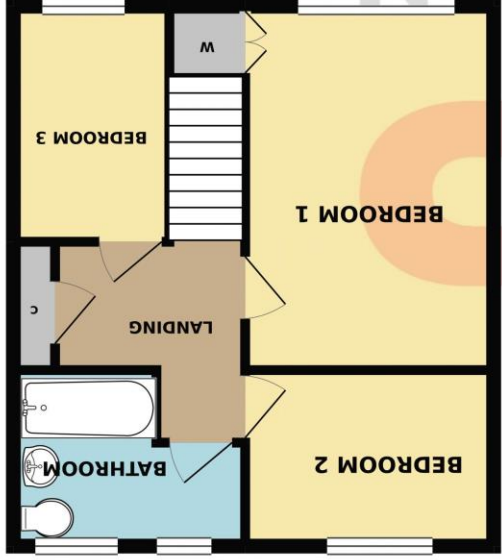
### Need a removal company and storage?

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 520.36 sq. ft. ( 48.34 sq. m. )



1ST FLOOR 414.53 sq. ft. ( 38.51 sq. m. )



TOTAL FLOOR AREA : 934.89 sq. ft. ( 86.85 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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