



Hammersley Close, Halesowen

£145,000

Features:

- Middle terraced property with no chain
- Two bedrooms
- Pleasant living room
- New fitted kitchen.
- Replaced boiler and windows (not patio)
- Landscaped terraced rear garden
- 1 parking space, plus shared access visitors space
- Epc rating C

Description:

AP Morgan are pleased to offer this modern two-bedroom middle terraced property close to Cradley Heath. Within reach of local shops, takeaways parks, some schooling, direct bus routes towards Merry Hill Shopping Centre and the railway station. The property is set back from the road behind a one car allocated parking space, with provision to share a further visitor space. The internal layout is as follows: Initial entrance hall with radiator two left and new carpeting. New fitted kitchen just installed, featuring window to front, black tile effect floor, inset sink, plumbing for a washing machine, black work surfaces, inset sink, 4 ring gas hob with oven beneath and integrated fridge freezer set to the corner. There is also a replaced combination central heating boiler to the wall. A door from the hallway leads into a spacious living room of multi-purpose use, useful under stairs storage cupboard, radiator to right and coal effect gas fire to surround on the left-hand side. There is oak effect flooring running through the space leading to the sliding patio doors to the rear garden. The first floor is given over to a spacious landing, also with new carpet, double bedroom one to front with storage cupboard, and further bedroom 2 at the rear. Centrally placed is the newly installed bathroom with shower over the bath and a white suite. Outside to the rear there is a small patio initially with a landscape terracing leading up on two levels, with painted decked wood steps between, there is a sun terrace with decorative balustrade to the front and the rear trimmed with fencing. The raised borders are filled in with loose stones and some artificial turfing is ready to be laid. Other benefits include majority replaced double glazing to the property, drop down ladder to part boarded loft space and refreshed paint to walls. The property is offered with no onward chain and would make a great ideal first purchase or investment property.



Details:

Entrance Hall

L shaped fitted kitchen

10' 10" x 7' 8" by 4'10" min (3.30m x 2.34m)

Living Room

14' 0" x 11' 6" both max (4.26m x 3.50m)

Stairs rise to first floor landing

Bedroom 1

11' 4" x 9' 7" (3.45m x 2.92m)

L Shaped Bedroom 2

11' 6" x 8' 11" both max (3.50m x 2.72m)

Bathroom

6' 4" x 5' 6" (1.93m x 1.68m)



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.morgans.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.

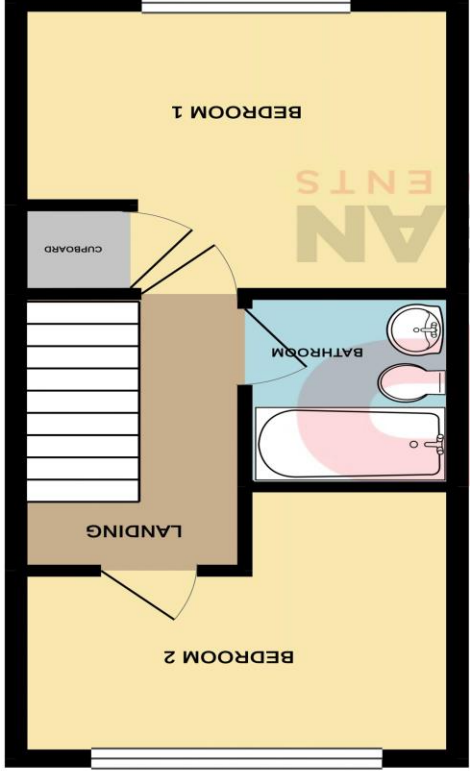
Need a solicitor?

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.

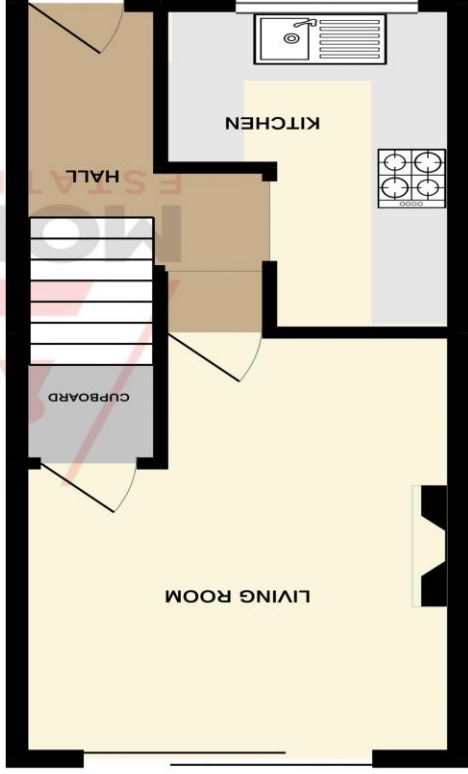
Need a removal company and storage?

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, to arrange a survey.

1ST FLOOR 284 sq. ft. (26.4 sq. m.)



GROUND FLOOR 284 sq. ft. (26.4 sq. m.)



TOTAL FLOOR AREA: 569 sq. ft. (52.9 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 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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