



**AP**  
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**For Sale**  
0121 809 9809  
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**Abberton Close, Halesowen**  
Offers Over £245,000

**Features:**

- Modern 4 bedroom semi-detached town house
- Lounge & kitchen diner
- Bathroom & shower room
- 3 double bedrooms
- Gas C.H & double glazing
- Off-road parking for 4 cars
- EPC rating D
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**Description:**

This well-presented 3 storey modern town house has 3/4 double bedrooms and is ideally located for Halesowen town centre, Leasowes Park, good local schools, and main commuter routes across the region. The property briefly comprises: double glazed porch, entrance hall with cloaks facility, a modern fitted kitchen with matching units and cupboards inset sink, integrated double electric oven, hob, fridge, microwave, and dishwasher with access to the rear garden via patio doors and a pedestrian door to the garage. The first floor presents a generous lounge with bay window and feature fireplace, double bedroom 4 currently used as a study, and the main bathroom. The second floor gives double bedroom 1 and 2, and generous bedroom 3, and the modern shower room. To the front of the property is the block paved drive giving off-road parking for up to 4 cars and access to the garage. To the rear and one side of the property the garden has a patio area, lawn and mature planting, and a summer house with its own patio area. The property further benefits from gas central heating and double glazing.



**Details:**

**Porch**

**Hall**

**Kitchen/Diner**

16' 0" x 9' 5" (4.87m x 2.87m)

**Stairs rise to first floor**

**Lounge**

16' 0" x 12' 1" plus bay (4.87m x 3.68m)

**Bathroom**

9' 10" x 5' 10" (2.99m x 1.78m)

**Bedroom 4/Study**

10' 2" x 9' 10" (3.10m x 2.99m)

**Stairs rise to second floor**

**Bedroom 1**

16' 0" x 9' 10" (4.87m x 2.99m)

**Bedroom 2**

12' 0" x 8' 8" (3.65m x 2.64m)

**Bedroom 3**

12' 0" x 6' 11" (3.65m x 2.11m)

**EPC Rating: D**

**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?

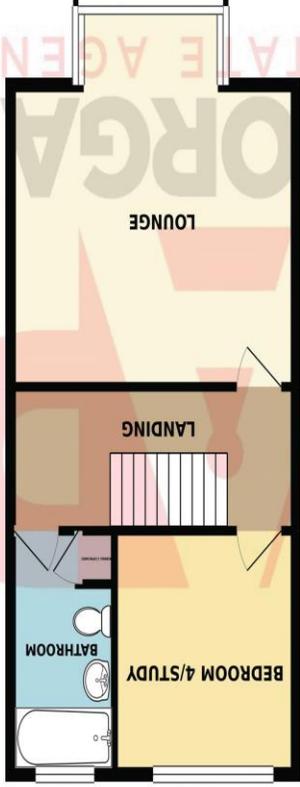
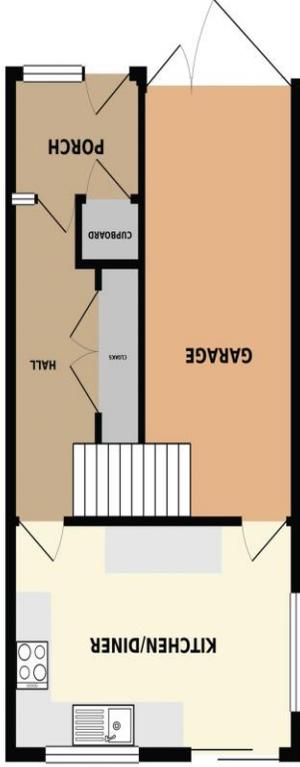
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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



TOTAL FLOOR AREA : 1349.76 sq. ft. (125.40 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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