



**Lyttleton Avenue, Halesowen**

**£225,000**

**Features:**

- 3 bedroom semi-detached house
- Lounge
- Kitchen/diner, G.F. W.C.
- Conservatory
- Off-road parking for 2 cars
- Gas C.H. & double glazing
- EPC rating C
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**Description:**

A very well presented 3 bedroom semi-detached house, well located for local schools, shopping, dining, and bus and commuter routes to Halesowen and Blackheath. The property briefly comprises: Hall, Lounge with bay window and hardwood flooring, modern kitchen and dining area with inset sink, integrated gas hob, electric oven, washing machine, and fridge freezer, through the French doors to the conservatory with double doors to the rear garden. Off the dining area is the utility passage to the side of the house with access to the ground floor W.C. Upstairs presents 2 double bedrooms, single bedroom 3, and the modern bathroom with corner bath and shower over. To the front is the easier maintenance garden with planted borders, gravel and tarmac drive offering parking for up to 2 cars. To the rear is a full width decked area leading down to the garden with lawn and mature planting and a garden shed. The property further benefits from gas central heating and double glazing.



**Details:**

**Hall**

**Lounge**

12' 0" x 9' 6" max (3.65m x 2.89m)

**Kitchen/Diner**

14' 6" x 11' 5" (4.42m x 3.48m)

**Conservatory**

14' 6" x 9' 0" (4.42m x 2.74m)

**Utility Passage**

23' 7" x 4' 8" (7.18m x 1.42m)

**Stairs rise to first floor**

**Bedroom 1**

11' 9" x 9' 10" max (3.58m x 2.99m)

**Bedroom 2**

12' 0" x 8' 7" max (3.65m x 2.61m)

**Bedroom 3**

8' 6" x 5' 6" (2.59m x 1.68m)

**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.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.

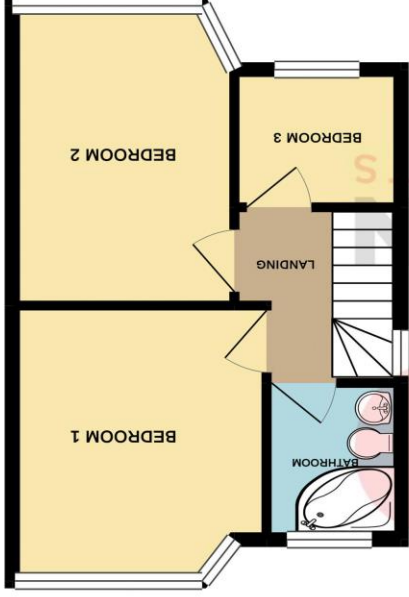
### Need a removal company and storage?

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 560 sq. ft. ( 52.1 sq. m. )



1ST FLOOR 317 sq. ft. ( 29.5 sq. m. )



TOTAL FLOOR AREA : 878 sq. ft. ( 81.5 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 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. Made with Metropix ©2019

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