



Lodgefield Road, Halesowen

£239,950

Features:

- 3 bedroom detached property
- Lounge/diner
- Conservatory
- Fitted kitchen
- 2 double bedrooms
- Garage & off-road parking
- Gas C.H. & double glazing
- EPC C

Description:

A superb three bedroom house in Halesowen, ideally situated for commuting via bus, rail and the M5. The property in brief: Porch, entrance hall with downstairs WC, dual aspect lounge/diner with fireplace and patio doors to the conservatory which overlooks the rear garden. The spacious kitchen has plenty of fitted cupboards and base units, integrated oven and gas hob and space for a fridge and washing machine. Upstairs: Double bedroom one has fitted wardrobes, double bedroom two sits to the back of the property and bedroom three also has fitted wardrobes. Outside: The rear garden has both patio and lawn, providing space for both garden furniture and a shed. The front has a lawn with well maintained shrubbery. To the side there is a garage with parking in front, and further off road parking for three cars. Further benefits include gas central heating and double glazing. This property is ideally located for the M5 to Birmingham and the A458 to Birmingham and Stourbridge. The nearby Halesowen Town Centre offers access to plenty of local shops and amenities, including supermarkets. Halesowen bus station is also situated in the town centre providing public transport routes to Merry Hill, Birmingham and Stourbridge. Old Hill train station is just under a mile away providing rail links to Birmingham and Worcester.



Details:

Porch

Hall

W.C.

Lounge/Diner

21' 7" x 11' 1" max (6.57m x 3.38m)

Conservatory

10' 6" x 7' 3" (3.20m x 2.21m)

Kitchen

9' 1" x 8' 6" (2.77m x 2.59m)

Stairs rise to first floor

Bedroom 1

11' 5" x 11' 3" (3.48m x 3.43m)

Bedroom 2

11' 3" max x 10' 0" (3.43m x 3.05m)

Bedroom 3

7' 10" x 7' 5" (2.39m x 2.26m)

Bathroom

EPC Rating: C

Council Tax Band: D (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

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.

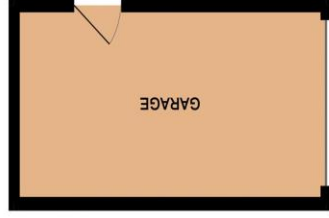
Need a solicitor?

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.

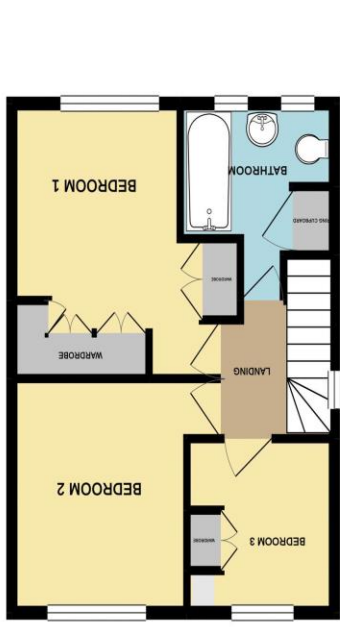
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A professional removal company takes the stress out of moving. Knowing that your belongings are safe and insured far outweighs any small savings by trying to do it yourself or using a man-and-a-van service. We work closely with and recommend Cube Removals 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.

GROUND FLOOR 618 sq. ft. (57.4 sq. m.)



1ST FLOOR 370 sq. ft. (34.4 sq. m.)



TOTAL FLOOR AREA : 988 sq. ft. (91.8 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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