



**Oak Barn Road, Halesowen**

**£280,000**

**Features:**

- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen with Integrated Oven
- Conservatory
- Well Maintained Rear Garden
- Driveway and Garage
- EPC D

**Description:**

AP Morgan are delighted to present this Four Bedroom Link-Detached Family House. Close to Rowley Regis Train Station providing excellent rail links to Birmingham City Centre and Stourbridge Town, excellent local schools and also has motorway access to the M5. The property in brief comprises of: Porch, Entrance Hallway, Dining Room with Bay Window, Lounge with French Doors to Conservatory, Kitchen with integrated Oven, Dishwasher and Fridge-Freezer, Lobby, W/C and Conservatory. On the First Floor: Bedroom One with Triple Fitted Wardrobes, generous Bedroom Two, a further well proportioned Bedroom Three and Family Bathroom with Bath and overhead Shower. The Second Floor: A well sized Double Bedroom with Skylight, large En Suite with Shower. To the rear of the property: A well maintained Garden with Lawn, Patio and Gravel, ideal for both families and entertaining alike. The front of the property has a Drive ideal for Two Cars, as well as a garage. We recommend early viewings to truly appreciate this cosy Family Home.



**Details:**

**Entrance Hall**

**Dining Room**

15' 0" max into bay x 13' 2" (4.57m x 4.01m)

**Lounge**

13' 5" x 11' 6" (4.09m x 3.50m)

**Kitchen**

8' 4" x 10' 0" (2.54m x 3.05m)

**Conservatory**

12' 5" x 8' 11" (3.78m x 2.72m)

**Bedroom One**

13' 5" x 11' 4" (4.09m x 3.45m)

**Wardrobe**

**Bedroom Two**

13' 6" x 11' 7" (4.11m x 3.53m)

**Bedroom Three**

8' 3" x 10' 0" (2.51m x 3.05m)

**Family Bathroom**

6' 8" x 6' 9" (2.03m x 2.06m)

**Bedroom Four**

11' 1" min x 14' 9" max (3.38m x 4.49m)

**EPC Rating:** D

**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](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.

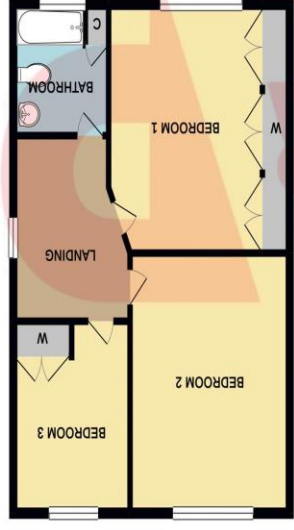
### Need a removal company and storage?

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.

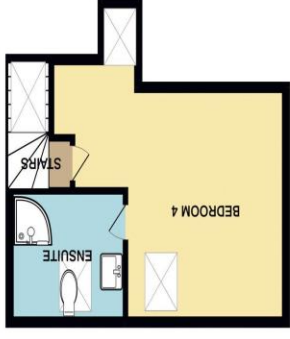
GROUND FLOOR 874 sq. ft. ( 81.2 sq. m. )



1ST FLOOR 526 sq. ft. ( 48.8 sq. m. )



2ND FLOOR 264 sq. ft. ( 24.5 sq. m. )



TOTAL FLOOR AREA: 1664 sq. ft. ( 154.6 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 servers, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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