



## Timberdine Close, Halesowen

Offers in Excess of £200,000



**Features:**

- Semi Detached House
- Three Bedrooms
- Spacious Lounge/Diner
- Modernised Kitchen
- Family Bathroom and Downstairs WC
- Large Rear Garden with Garden Store
- Several Car Driveway
- EPC D

**Description:**

AP Morgan are pleased to present this Three Bedroom Semi Detached House in Halesowen. Close to well respected local schools as well as road links leading to Halesowen Town Centre, Birmingham and Stourbridge. Old Hill Train Station is a convenient distance away proving rail links to Birmingham City Centre. The property in brief comprises of: Entrance Porch, Entrance Hall, spacious Lounge/Diner with bay window and Garden access, modernised Kitchen and downstairs WC with Cloakroom Facilities. Upstairs: large Bedroom One with bay window, a well proportioned Bedroom Two, a further Bedroom Three currently used as a Dressing Room and Family Bathroom. Outside there is a large Rear Garden with both patio and lawn providing ample space for a Garden shed and is ideal for families. Further storage is available in the Garden Store located on the side of the house. The front of the property has Drive space for several cars and also gives side access to the property. We recommend early viewings for this ideal family property.



**Details:**

**Entrance Porch**

**Hallway**

**Lounge/Diner**

22' 6" x 10' 9" (6.85m x 3.27m)

**Kitchen**

15' 6" x 7' 7" (4.72m x 2.31m)

**WC**

5' 3" x 7' 7" (1.60m x 2.31m)

**Garden Store**

6' 8" x 8' 2" (2.03m x 2.49m)

**Bedroom One**

11' 1" x 11' 0" (3.38m x 3.35m)

**Bedroom Two**

11' 7" x 11' 0" (3.53m x 3.35m)

**Bedroom Three**

7' 7" x 5' 10" (2.31m x 1.78m)

**Family Bathroom**

8' 5" x 5' 7" (2.56m x 1.70m)

**EPC Rating:** D

**Council Tax Band:** B (tbc by solicitors).

**Tenure:** (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.

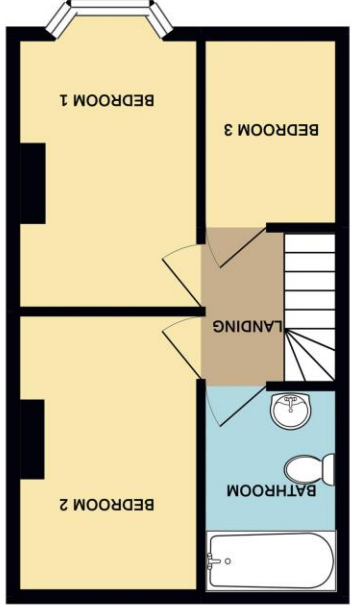
### Need a removal company and storage?

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 529 sq. ft. (49.2 sq. m.)



1ST FLOOR 310 sq. ft. (28.8 sq. m.)



**MORGAN**  
ESTATE AGENTS

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.  
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TOTAL FLOOR AREA: 839 sq. ft. (78.0 sq. m.) approx.

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