



Linnet Close, Halesowen

£250,000

Features:

- Three/four bedrooms (includes garage conversion)
- Lounge & substantial heated L shaped conservatory
- Kitchen/diner
- Guest w.c. ground floor bathroom. Upstairs shower room
- Front and rear gardens
- Off road parking
- Must View
- EPC RATING D

Description:

AP Morgan are pleased to offer this pleasant, 3/4 bedroom detached home. Well located on LodgeField Park, close to, Haden Hill Park, Halesowen College, Earls High School and Halesowen town centre with its range of shops and facilities. With bus stops nearby for easy access to Merry Hill Shopping Centre or into Birmingham, this home is just a short distance away from Old Hill Train Station as well as being close to junction 3 of the M5 motorway. The layout briefly comprises: Entrance hall, with cloaks cupboard to side and access to the guest w.c. spacious lounge, with deep shelved window to front, fireplace, stairs leading to the first floor and door to the versatile ground floor bedroom with shower/bathroom, which is currently used as an office. Kitchen/diner, with a good range of wall and base units, inset sink, gas hob with oven beneath, ample dining space and door leading out to a most impressive heated conservatory, wrapped around the rear and side of the property, French doors and personal door lead onto the garden. The first floor is given over to a landing with linen cupboard, modern shower room, and three bedrooms. The main bedroom with fitted furniture, the second bedroom being a double and bedroom three being a single with an over stairs wardrobe. Outside: Both front and rear gardens are well presented. At the front there is parking on a private driveway with a side gate leading to the rear, which is mainly laid to lawn, with seating areas and a couple of timber sheds. The property is mainly double glazed and benefits from combination gas central heating.



Details:

Entrance Hallway

Guest w.c.

Lounge

15' 9" x 15' 0" (inc stairs 4.80m x 4.57m)

Office/reception/bedroom four

10' 6" x 8' 3" (3.20m x 2.51m)

Ground floor Bathroom

Kitchen/diner

15' 0" x 9' 0" (4.57m x 2.74m)

L shaped Conservatory

15' 0" d x 14' 10" w both max (4.57m x 4.52m)

Stairs rise to first floor

Bedroom 1

13' 8" x 8' 2" including wardrobes (4.16m x 2.49m)

Bedroom 2

11' 0" x 8' 4" both max (3.35m x 2.54m)

Bedroom 3

10' 9" x 6' 6" (3.27m x 1.98m)

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

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.

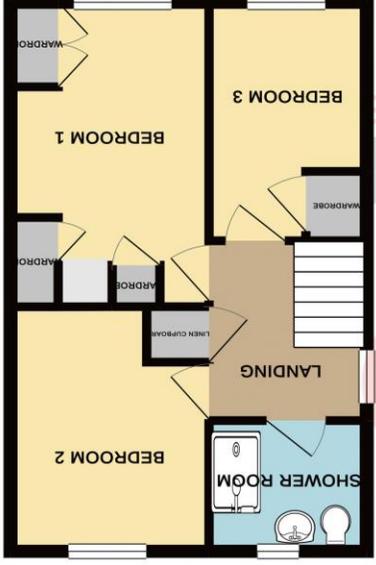
Need a removal company and storage?

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, to arrange a survey.

GROUND FLOOR 724 sq. ft. (67.3 sq. m.)



1ST FLOOR 371 sq. ft. (34.5 sq. m.)



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 taken 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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