



**Brades Close, Halesowen**

**£199,995**

**Features:**

- Detached Bungalow
- Two Bedrooms
- Lounge With Bay Window
- Large Kitchen/Diner
- Modern Shower Room
- Conservatory and Expansive Garden
- Two Car Driveway and Garage
- EPC D

**Description:**

AP Morgan are delighted to present this Two Bedroom Bungalow in Cradley, Halesowen. Merry Hill Shopping Centre is just a short drive away providing access to numerous shops and amenities.

The property is also conveniently situated near Halesowen, Cradley and Quarry Bank, providing further shops and eateries. The A458 is close by, providing road links to Birmingham, Halesowen Town Centre and Stourbridge Ring Road, as well as being the route for the number 9 bus which goes to Birmingham as well as Halesowen and Stourbridge Bus Stations which provide buses further afield. Trains are also available to Birmingham and Worcester via Cradley Heath and Lye Stations which are both near by. The property in brief: Porch, Hallway, Lounge with Bay Window, large Kitchen/Diner, Conservatory, Bedroom One with fitted Wardrobes, Bedroom Two with storage space, modernised Shower Room and Cupboard storage. Outside: The extensive Rear Garden is well maintained and has lawn, new Patio which provides space for enjoying summer evenings, as well as decking that provides space for Garden Storage. To the front, a well sized Garage, Driveway and a Lawn area. We recommend early viewings to avoid disappointment.



**Details:**

**Entrance Porch**

**Hallway**

**Lounge**

15' 8" into bay x 10' 8" (4.77m x 3.25m)

**Kitchen/Diner**

9' 1" x 16' 9" (2.77m x 5.10m)

**Conservatory**

5' 8" x 15' 1" (1.73m x 4.59m)

**Bedroom One**

10' 6" x 10' 1" (3.20m x 3.07m)

**Wardrobes**

**Bedroom Two**

10' 4" x 8' 7" (3.15m x 2.61m)

**Wardrobe**

**Shower Room**

6' 7" x 5' 6" (2.01m x 1.68m)

**Cupboard**

**EPC Rating:** D

**Council Tax Band:** C (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 184 sq. ft. ( 17.1 sq. m. )



1ST FLOOR 720 sq. ft. ( 66.9 sq. m. )

TOTAL FLOOR AREA : 904 sq. ft. ( 84.0 sq. m.) approx.  
What 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 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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