

**AP MORGAN**



**New England, Halesowen**  
Offers in Excess of £90,000

**Features:**

- A 1 bedroomed ground floor maisonette
- Very well presented
- Living room
- Modernised kitchen
- Renewed shower room
- Double bedroom
- Off-road parking
- EPC - D

**Description:**

A well presented 1 bedroom ground floor maisonette.

The property briefly comprises: The small garden leads to the front door opening onto the living room which benefits from a storage cupboard. A door leads to the rear hall giving access to the bedroom, kitchen, and shower room the latter 2 having been modernised.

The kitchen has a range of fitted cupboards and units, inset sink and drainer, integrated electric oven, hob, and fridge/freezer, with space and connections for a washing machine. The shower room has a roomy corner shower cubicle, basin and W.C. The bedroom is a double with built-in wardrobes and an airing cupboard.

The property benefits from electric heating from blue-tooth controllable modern storage heaters, and heat store water heating. There is off-road parking at the side and rear of the block as well as on-road parking to the front. The management company are considering plans for re-surfacing the car park and adding electronic gates.

This property is ideally situated for local shops, eateries, and other amenities, as well as being in the catchment area for highly regarded schools. For commuters, this property is ideally situated close to road links leading on to Birmingham, Halesowen Town Centre, and Stourbridge giving access to local shops and amenities, as well as having road links to the M5. Nearby are local well-respected schools, as well as local supermarkets and parks.



**Details:**

**Living Room**

14' 11" max x 11' 4" (4.54m x 3.45m)

**Kitchen**

10' 10" x 5' 8" (3.30m x 1.73m)

**Bedroom**

11' 5" x 9' 3" (3.48m x 2.82m)

**Shower Room**

6' 3" x 5' 8" (1.90m x 1.73m)



**EPC Rating:** D

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

**Tenure:** Leasehold (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 01384 319 400, 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.

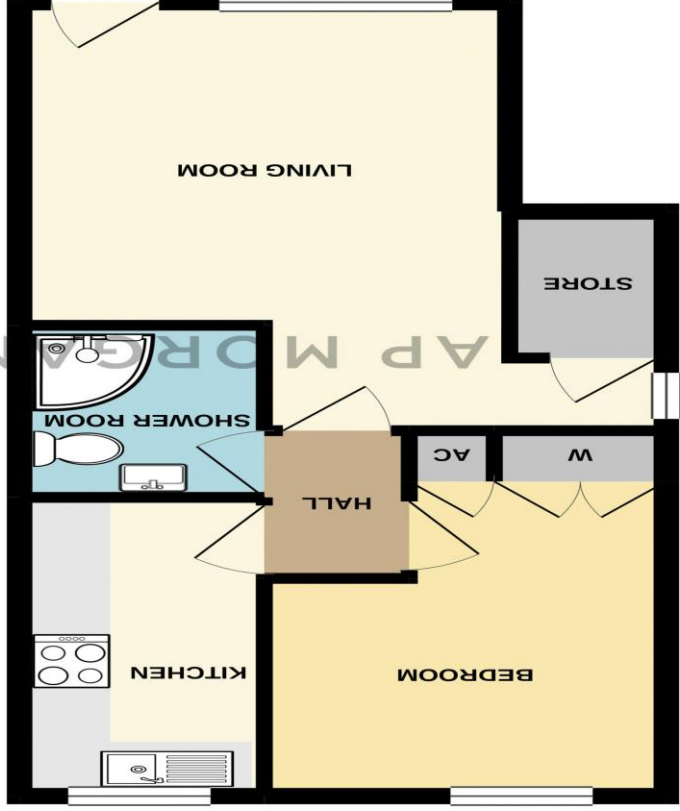
### Need a solicitor?

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  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.4 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 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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