





This well presented three-bedroom semi-detached home occupies a desirable position on Moorfield Drive, Halesowen, within a well-established residential area and just a short walk from the attractive Haden Hill Park. Offered to the market with no upward chain, the property presents an excellent opportunity for families, first-time buyers, or those seeking a move-in-ready home.

The accommodation has been thoughtfully modernised throughout and is arranged to provide bright, spacious, and contemporary living. A welcoming entrance hall leads to a stylish fitted kitchen with a range of modern units and ample workspace, while the generous dual-aspect lounge offers an abundance of natural light and an ideal space for relaxing and entertaining. A convenient ground floor cloakroom/WC completes the ground floor accommodation.

To the first floor, there are three well-proportioned bedrooms and a modern family bathroom fitted with a contemporary three-piece suite and shower over the bath. The property also benefits from useful built-in storage throughout.

Externally, the home includes a garage with power supply, providing excellent storage or workshop potential. The location is particularly appealing, with a range of highly regarded primary and secondary schools, as well as a local college, all within easy reach, making it an ideal setting for family life.

Combining modern presentation, practical accommodation, an excellent location, and the advantage of no onward chain, this superb home is ready for immediate occupation and early viewing is strongly recommended.



### Hallway

A welcoming entrance hall with staircase rising to the first-floor landing, central heating radiator, smoke alarm, useful understairs storage area, and a built-in cloaks cupboard. Internal doors provide access to the principal ground floor accommodation.

### W.C.

Fitted with a low-level WC and contemporary floating wash hand basin. UPVC double-glazed frosted window to the front elevation and central heating radiator.

### Kitchen

A bright and well-appointed kitchen featuring a UPVC double-glazed bow window to the front elevation, additional side-facing UPVC double-glazed window, and a UPVC double-glazed frosted side entrance door. The kitchen is fitted with a range of matching wall and base units with drawers, complemented by wood-block effect work surfaces. Integrated appliances include a stainless steel sink and drainer with mixer tap and extractor hood, whilst there is further space for freestanding and under-counter appliances. Additional features include a central heating radiator, useful storage cupboard, and recessed ceiling spotlights.

### Lounge

A spacious and light-filled reception room enjoying a dual aspect with three UPVC double-glazed windows to the rear and side elevations. The room benefits from two central heating radiators, television aerial point, and telephone point.



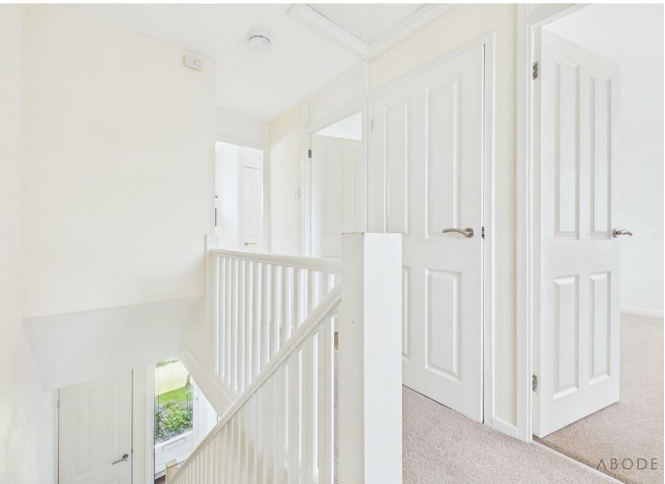
### Landing

With loft access hatch, smoke alarm, carbon monoxide detector, and a useful over-stairs storage cupboard with shelving. Internal doors lead to all first-floor rooms.

### Bedroom One

A generous principal bedroom with UPVC double-glazed window to the front elevation, central heating radiator, and built-in storage cupboard complete with shelving and hanging rail.







### Bedroom Two

A well-proportioned second bedroom featuring a UPVC double-glazed window to the rear elevation and central heating radiator.

### Bedroom Three

A versatile third bedroom with UPVC double-glazed window to the rear elevation and central heating radiator.

### Bathroom

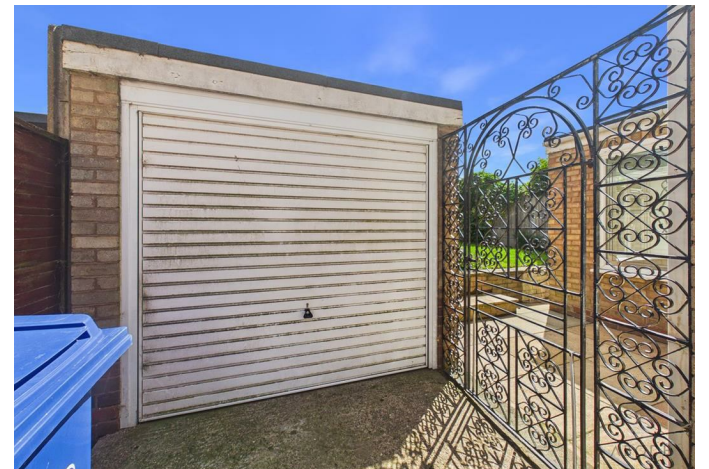
Appointed with a three-piece suite comprising a panelled bath with electric shower over and glazed shower screen, wash hand basin with mixer tap, and low-level WC. The room benefits from tiling to splashback areas, a central heating radiator, extractor fan, carbon monoxide detector, recessed ceiling spotlights, and a built-in airing cupboard housing the gas-fired combination boiler. A UPVC double-glazed frosted window to the rear elevation provides natural light and ventilation.



### Garage

With an up and over door to the front elevation, a UPVC double glazed frosted glass window to the rear elevation and power socket













Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



**Approximate total area<sup>(1)</sup>**

93.2 m<sup>2</sup>

1003 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

5 ft<sup>2</sup>

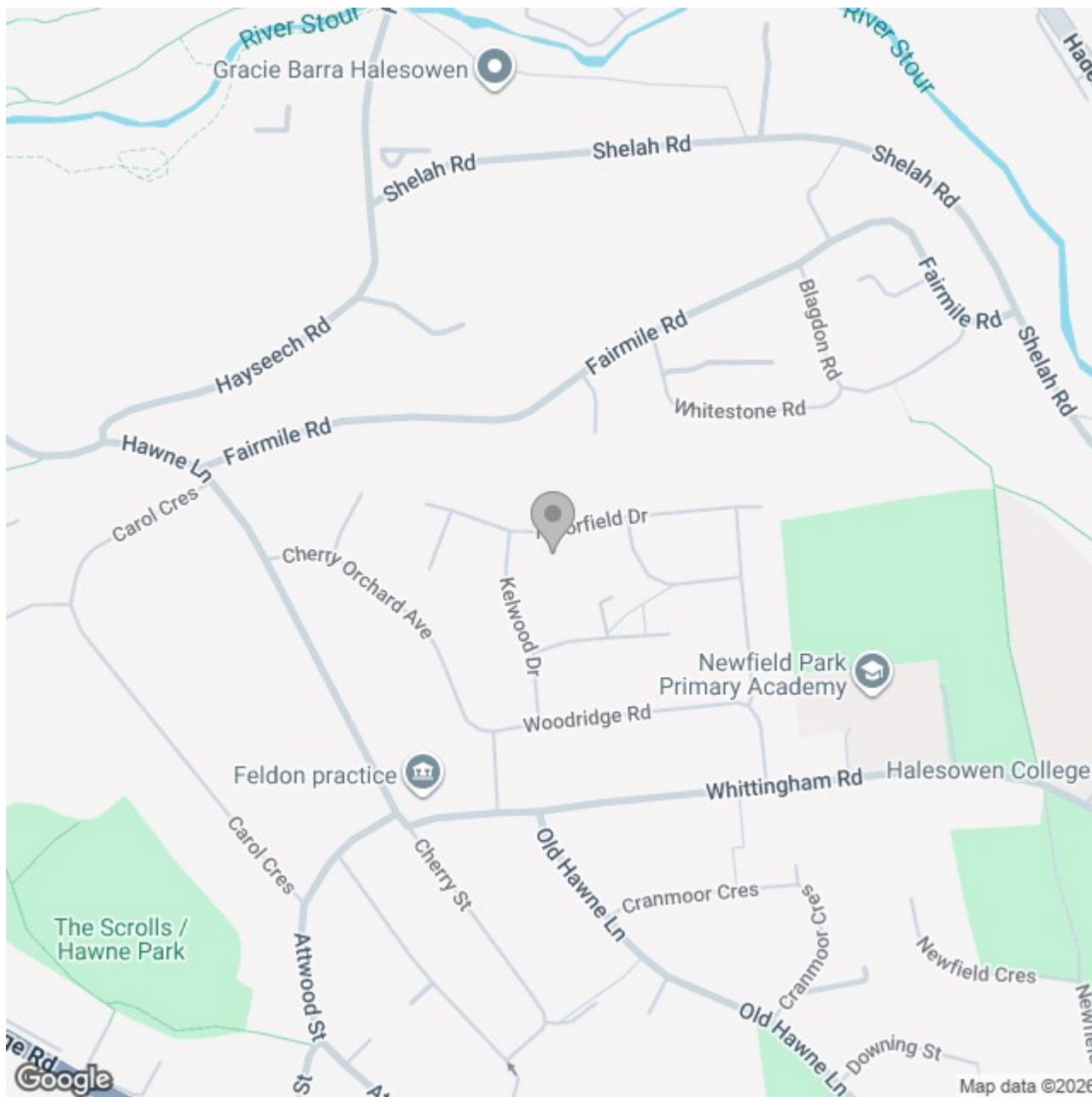
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



## Energy Efficiency Rating

|                                             | Current                                                                                                       | Potential |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               | <b>82</b> |
| (69-80) <b>C</b>                            | <b>70</b>                                                                                                     |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |