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FIND YOUR HOME



4 Otterbourne Court
Halesowen,
West Midlands
B63 4AW

Offers Over £610,000



On the secure and gated development of Otterbourne Court in the heart of Halesowen, this impressive detached home offers move in ready accommodation ideal for family living. Set in a desirable location, this home is not only spacious but also offers a welcoming atmosphere, making it an excellent choice for those seeking a peaceful yet connected community.

The corner plot property benefits from solar panels and in brief comprises of an entrance hall with access to ground floor w.c. and stairs leading to first floor, dual access into the truly impressive open plan breakfast kitchen/diner and the lounge area. The study, utility and garage can be accessed internally via the open plan living area. Heading upstairs to the first floor is a grand landing with utility cupboard, 5 generous bedrooms, two of which benefitting from en-suite shower rooms, and the well appointed family bathroom. The master bedroom offers a dressing room and both a bath and shower in its en-suite.

Externally, the property is access via the large block paved driveway for multiple vehicles, garage access through the electric roller door, and a side access gate to rear. At the rear of the property is a private and low maintenance landscaped garden, ideal for families and entertaining.

With its thoughtful layout and ample amenities, this property is a wonderful opportunity for anyone looking to settle in Halesowen. JH 22/07/2025 V3 EPC=B







Approach

Via block paved driveway with stone chipping borders, double glazed front door leading to entrance hall.

Entrance hall

Having stairs to first floor accommodation, under stairs storage, doors to reception room, kitchen and downstairs w.c.

Downstairs w.c.

Low level flush w.c., tiling to walls, vertical central heating towel rail, wash hand basin with mixer tap and splashback tiling.

Front reception room 19'8" x 12'5" (6.0 x 3.8)

Double glazed window to front, two double glazed double opening doors to open plan living area, under floor heating, feature electric fire.

Open plan living area 19'8" x 26'2" max 13'1" min x 25'3" max 8'10" min (6.18 max 4.0 min x 7.7 max 2.7 min)

Two double glazed windows to rear, double glazed French doors to side to rear garden, skylight, under floor heating, matching wall and base units with square top surface over, centre island, integrated double oven, central heating boiler, integrated microwave, integrated fridge and freezer, integrated wine cooler, gas hob, extractor fan over, one and a half bowl sink with mixer hose tap, splashbacks, integrated dishwasher, door to utility and office/study.











Utility 8'10" x 6'2" (2.7 x 1.9)

Double glazed windows to side, under floor heating, base units with square top surface over, sink with mixer tap, splashbacks, space for washing machine and tumble dryer, doors into storage and garage.

Study/office 7'10" x 6'2" (2.4 x 1.9)

Double glazed window to rear, under floor heating.

First floor landing

With loft access, vertical central heating radiator, doors to airing cupboard, bedrooms and family bathroom.

Family bathroom

Double glazed obscured window to side, half height tiling to walls, bath with mixer tap, wash hand basin with mixer tap, low level flush w.c., vertical central heating towel rail, shower with monsoon head over.

Bedroom one 12'9" x 14'9" (3.9 x 4.5)

Double glazed window to front, central heating radiator, door to en-suite, door to walk in wardrobe.

Walk in wardrobe

Double glazed window to front, central heating radiator, fitted wardrobes.

En-suite

Double glazed obscured window to side, half height tiling to walls, vertical central heating towel rail, low level flush w.c., wash hand basin with mixer tap, bath with shower attachment over, fitted shower cubical with monsoon shower head over.

Bedroom two 11'9" x 11'9" (3.6 x 3.6)

Double glazed window to front, central heating radiator, door to en-suite.

En-suite

Double glazed obscured window to side, complementary tiling to walls, vertical central heating towel rail, low level flush w.c., wash hand basin with mixer tap, shower with monsoon head over.

Bedroom three 11'5" x 10'5" (3.5 x 3.2)

Double glazed window to rear, central heating radiator.

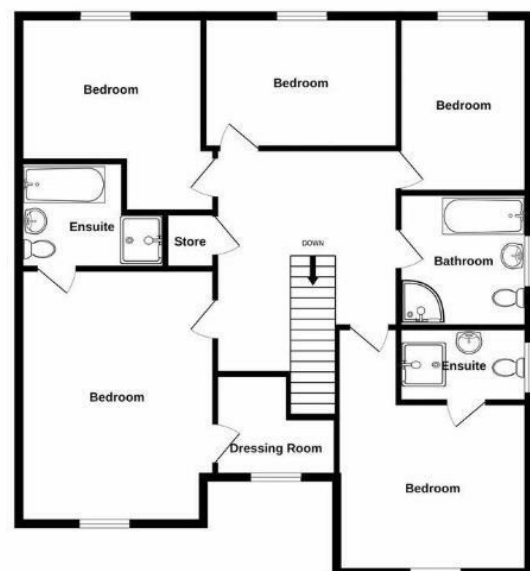
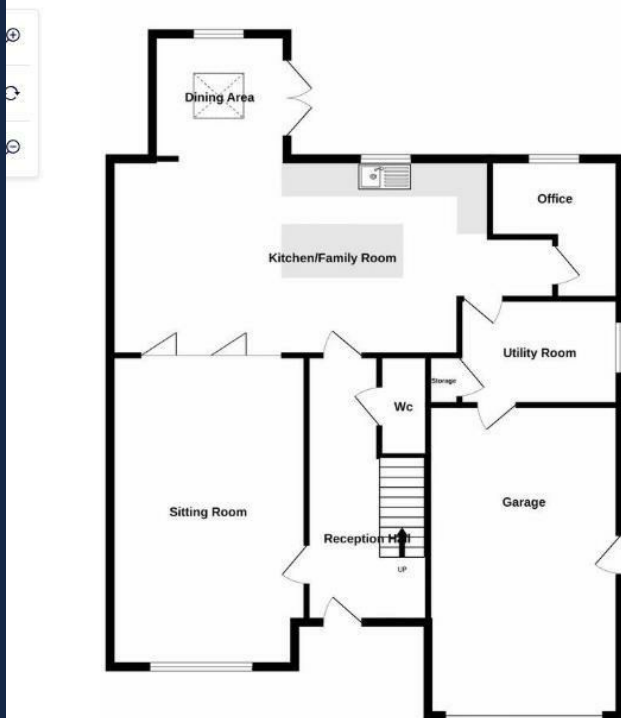






Ground Floor

1st Floor



Bedroom four 8'10" x 12'5" (2.7 x 3.8)
Double glazed window to rear, central heating radiator.

Bedroom five 8'10" x 12'1" (2.7 x 3.7)
Double glazed window to rear, central heating radiator.

Rear garden
Slabbed patio with block paved borders, astro turf, bordered by fencing, side access and outdoor tap.

Garage 11'9" x 20'8" (3.6 x 6.3)
Electric roller shutter door, pedestrian door to side.

Tenure
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor. We are advised that there is a maintenance charge of £552.00 per annum for the shared areas and gates.

Council Tax Banding
Tax Band is F

Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Referral Fees
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it

significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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