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FIND YOUR HOME



69 Marshwood Croft
Halesowen,
West Midlands
B62 0EY

Offers Over £325,000



A Delightful Family Home Backing onto Woodgate Valley Park

Nestled on the peaceful cul-de-sac of Marshwood Croft, Halesowen, this beautifully extended link-detached home offers a perfect blend of comfort, space, and natural surroundings. One of the standout features of this property is its well-maintained rear garden, which backs directly onto the picturesque Woodgate Valley Park—providing a tranquil and scenic backdrop ideal for relaxing or entertaining.

To the front of the property, a driveway and neat lawn create a welcoming first impression, with gated side access leading to the rear garden. Step inside to find a spacious entrance porch and hallway, which opens into a comfortable reception room. The heart of the home is the open-plan family room, enhanced by modern skylights and a stylish fitted kitchen, perfect for modern living. A separate utility room with garden access, a convenient ground-floor W.C., and an integral garage complete the ground floor layout. Upstairs, the home features three well-proportioned bedrooms and a contemporary family bathroom. The garden is both spacious and carefully maintained, making it ideal for families and outdoor enjoyment.

Situated in a friendly and desirable neighbourhood, this property combines peace and privacy with excellent local amenities and a strong sense of community. It's an ideal location for those seeking a balanced lifestyle with convenient access to nature, schools, shops, and transport links. JH 15/07/2025 V1 EPC=C







Approach

Via slabbed driveway with lawn, access to garage and double glazed door to porch.

Porch

Double glazed window to front, meters and double glazed window to side, obscured glass door into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, door into lounge.

Lounge 14'9" x 11'9" max 9'6" min (4.5 x 3.6 max 2.9 min)

Double glazed bow window to front, central heating radiator, electric fire with surround, coving to ceiling, ceiling rose, glass door into open plan family room.

Kitchen area 15'1" x 10'9" (4.6 x 3.3)

Inset ceiling spotlights, wall and base units, quartz work surface over, splashbacks to walls, integrated oven, integrated microwave oven, sink with Insinkerator instant boiling water tap and drainer, integrated dishwasher, integrated fridge freezer, vertical central heating radiator, door to under stairs storage and door to utility.

Dining area 12'9" x 8'6" (3.9 x 2.6)

Double opening French doors to side, double glazed windows to side and rear, further double glazed obscured windows, skylight.











Utility 7'10" x 5'2" (2.4 x 1.6)

Double glazed door to rear and double glazed window to rear, wall and base units with work surface over, sink with mixer tap and drainer, splashbacks to walls, space for washing machine, central heating radiator, door to garage and door into downstairs w.c.

Downstairs w.c.

Double glazed obscured window to side, low level flush w.c. and wash hand basin.

First floor landing

Double glazed obscured window to side, loft access with ladder, airing cupboard, doors to three bedrooms and bathroom.

Bedroom one 13'9" x 8'6" (4.2 x 2.6)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes and chest of drawers.

Bedroom two 8'6" x 10'9" (2.6 x 3.3)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 6'2" x 9'10" (1.9 x 3.0)

Double glazed window to front, central heating radiator, coving to ceiling.

AGENTS NOTE: There is a stair bulk head in this room.

Bathroom

Double glazed obscured window to rear, half height tiling to walls, low level flush saniflow w.c., vanity wash hand basin with mixer tap, bath with monsoon shower over.

Rear garden

Slabbed patio area, wood borders, lawn area and timber fencing to surrounds, side access to front.

Garage 17'8" x 8'6" (5.4 x 2.6)

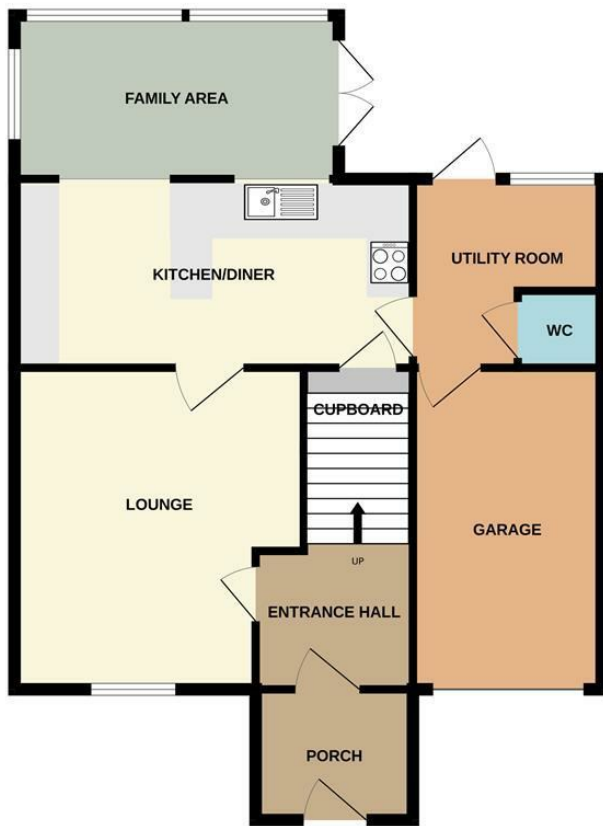
Up and over electric door, meters, fuse box, central heating boiler.

Tenure

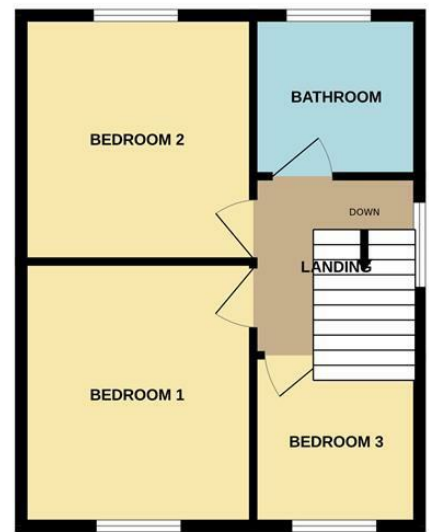
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



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 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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Council Tax Banding
Tax Band is D

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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.

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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

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