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218 Hagley Road
Halesowen,
B63 1EB

Offers In The Region Of £525,000

This beautifully presented semi-detached home on Hagley Road, Hayley Green, Halesowen, offers the perfect balance of space, comfort and style for modern family living. Situated in a sought-after location, the property is ideally placed for access to local amenities, highly regarded schools and excellent transport links - making it an appealing choice for families and professionals alike.

Finished to a high standard throughout, the home features attractive wood-effect flooring across the ground floor, a combination of acoustic, triple and double glazed windows where specified and name brand kitchen and wardrobes.

The accommodation includes a welcoming entrance porch and hallway leading to the lounge, open plan living and dining area, and a lobby with access to the converted garage - providing a versatile additional room that could serve as an office, gym or playroom. A rear porch gives access to a convenient downstairs shower room. Upstairs are four generously sized bedrooms and a further bedroom/study, offering flexibility for family members or guests, along with a modern family bathroom. Externally, the property benefits from a spacious block-paved driveway providing ample parking for multiple vehicles. The rear garden has been thoughtfully landscaped with a patio, lawn and rubber play area - perfect for children and outdoor entertaining.

Combining generous living space, quality finishes and an excellent location, this is a superb opportunity to secure a beautifully appointed family home in one of Halesowen’s most desirable areas. JH 30/10/2025 EPC=D


HOME

Approach
Via a block paved driveway with raised stone chipping borders, brick walling and fencing, slabbed step to double glazed front door leading into porch.

Porch
Double glazed windows to surround, stained glass door into entrance hall.

Entrance hall
Stained glass windows to front, coving to ceiling, ceiling rose, central heating radiator, stairs to first floor accommodation, door to lobby, lounge and open plan living area, wood effect flooring throughout the ground floor.

Front reception room 10'9" min 11'9" max x 18'8" min 20'11" into bay (3.3 min 3.6 max x 5.7 min 6.4 into bay)
Acoustic glaze window to front, coving to ceiling, ceiling rose, central heating radiator, vertical central heating radiator, feature electric fire, double opening doors to open plan living area.

Open plan living area
Consists of a dining area and kitchen.


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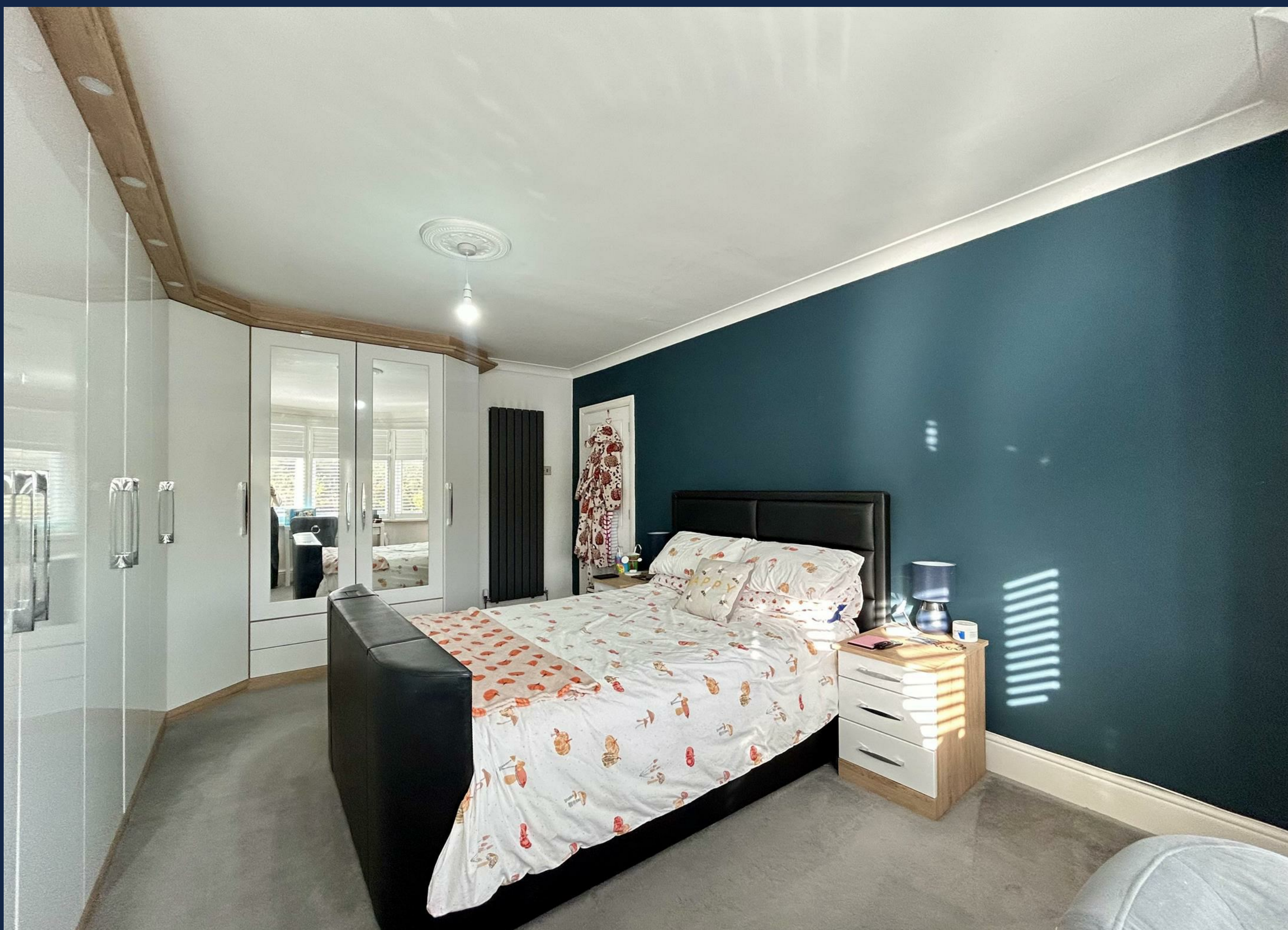



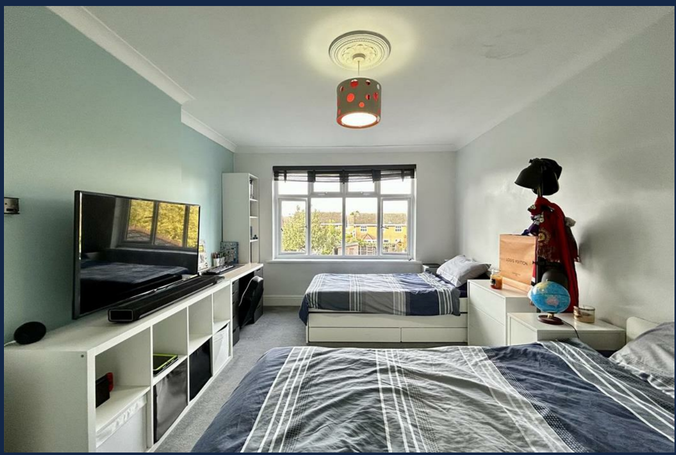


Dining area 11'5" x 16'4" (3.5 x 5.0)
Coving to ceiling, feature arch to a double glazed bay window with double opening French doors to rear, vertical central heating radiator, wall and base units with quartz surface over and splashbacks to match, feature arch to kitchen area.

Kitchen area 25'11" max 11'9" min x 8'2" min 13'5" max (7.9 max 3.6 min x 2.5 min 4.1 max)
Matching wall and base units with square top quartz surface over and splashbacks to match, centre island with navy blue base units and quartz surface over, two vertical central heating radiators, double glazed window to rear, double glazed window to side, integrated dishwasher, integrated microwave, space for oven, cooker hood over, space for American style fridge freezer, space for white goods including washing machine and dryer, wall unit housing central heating boiler, double ceramic sink with mixer tap and integrated drainer, coving to ceiling, inset ceiling light points, kick board and under cabinet lighting, door into rear porch.

Rear porch
Double glazed obscured door to the side passage, central heating radiator, inset ceiling light point, loft access and door to downstairs shower room.

Downstairs shower room
Double glazed obscured window to rear, central heating radiator, low level flush w.c., shower, vanity style wash hand basin with mixer tap, inset ceiling light points.

Lobby/under stairs store
Double glazed obscured window to the side passage, door into the converted garage.

Converted garage 7'6" x 16'8" (2.3 x 5.1)
Double glazed window to side and fitted storage cupboards.

First floor landing
Double glazed window to side, loft access, central heating radiator, doors into four bedrooms, study and family bathroom.

Bathroom
Double glazed obscured window to rear, central heating radiator, inset ceiling light points, bath with mixer tap, low level flush w.c., wash hand basin with mixer tap, shower and complementary tiling to walls.

Bedroom one 17'4" into bay 15'5" min x 11'5" into wardrobes (5.3 into bay 4.7 min x 3.5 into wardrobes)
Acoustic glazed bay window to front with shutters, vertical central heating radiator. coving to ceiling, ceiling rose, fitted wardrobes with lighting above.

Bedroom two 15'1" x 11'5" max 10'5" min (4.6 x 3.5 max 3.2 min)
Double glazed window to rear, coving to ceiling, ceiling rose, central heating radiator.

Bedroom three 7'10" x 11'5" (2.4 x 3.5)
Triple glazed bow window to front, central heating radiator, coving to ceiling, ceiling rose.

Bedroom four 11'9" x 7'2" max 5'10" min (3.6 x 2.2 max 1.8 min)
Double glazed window to rear, coving to ceiling, central heating radiator.

Bedroom five/study 4'3" x 8'2" (1.3 x 2.5)
Triple glazed bow window to front, central heating radiator, ceiling rose.

Rear garden
Slabbed patio, lawn and play area with rubber chippings, space for shed, outside tap.

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.

Council Tax Banding
Tax Band is E

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 you offer until these checks have been carried out.

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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.

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