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FIND YOUR HOME



7 Carters Lane
Halesowen,
West Midlands
B62 0DH

Offers In The Region Of £520,000



On Carters Lane in Lapal, this extended family home has been extended and is finished to a high standard. The property has been completely renovated and provides four double bedrooms. While the property spans a substantial footprint, it offers a blank canvas for potential buyers to personalise and make their own. The location in Halesowen is highly desirable, known for its friendly community and close proximity to local amenities, schools, and parks.

The property comprises of driveway with impressive parking capacity, accommodating multiple vehicles, garage store, gates access to the rear garden and front door into the entrance porch. The entrance porch and hall are at the heart of the home, with access into the two reception rooms, kitchen and w.c. The rear reception room is extended, providing potential for a dining area. The kitchen is open with stylish bifold doors and centre island. The utility is accessed via the kitchen and offers space for white goods. Upstairs are four bedrooms, the master being particularly spacious with an en-suite shower room and family bathroom. The rear garden is lawned with decking, providing a blank canvas for buyers. The garden is ideal for family parties because of the bifold doors opening onto the decking.

In summary, this semi-detached house on Carters Lane presents an excellent opportunity for those seeking a spacious family home in a welcoming neighbourhood. With its ample bedrooms, versatile reception spaces, and generous parking, it is a property that truly deserves your attention. JH 18/11/2025 EPC=C







Approach

Via a block paved driveway, side access to garden via secure gate, double glazed door into porch.

Porch

Two double glazed windows to front, inset ceiling light points, double glazed obscured door into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, doors into two reception rooms, open plan kitchen with island and downstairs w.c.

Downstairs w.c.

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

Reception room one 14'9" max 11'9" min x 11'1" (4.5 max 3.6 min x 3.4)

Double glazed bay window to front, panelling to one wall, central heating radiator.

Rear reception room 11'1" x 20'4" (3.4 x 6.2)

Double glazed window and French doors to rear, two central heating radiators.











Kitchen 15'5" x 16'4" o min 19'0" max (4.7 x 5.0 min 5.8 max)

Double glazed bifold doors to rear, double glazed window to side, inset ceiling light points, vertical central heating radiator, under floor heating, wall and base units with square top quartz surface over and splashbacks to match, one and a half bowl sink with mixer tap and drainer, space for a Range oven with extractor over, space for American style fridge freezer, integrated dishwasher, centre island with double side cupboards, door into utility.

Utility 5'10" x 6'10" (1.8 x 2.1)

Double glazed window to side, space for white goods, central heating radiator and central heating boiler.

First floor landing

Doors into four bedrooms, storage cupboard and bathroom.

Bedroom one 8'10" x 20'8" (2.7 x 6.3)

Double glazed window to rear, two central heating radiators, fitted wardrobes, door into en-suite.

En-suite

Double glazed obscured window to rear, vertical central heating towel rail, low level flush w.c., electric shower, wash hand basin with mixer tap.

Bedroom two 11'9" min 15'1" max x 10'9" (3.6 min 4.6 max x 3.3)

Double glazed bay window to front, central heating radiator, loft access.

Bedroom three 6'10" min 16'0" max x 6'2" min 9'10" max (2.1 min 4.9 max x 1.9 min 3.0 max)

Double glazed window to rear, central heating radiator.

Bedroom four 14'5" x 8'2" max 6'10" min (4.4 x 2.5 max 2.1 min)

Double glazed window to front, central heating radiator.

Rear garden

Side access, decking area, lawn and patio area with space for a shed.









Garage/store 10'9" max 4'7" min x 3'11" min 7'2" max (3.3 max 1.4 min x 1.2 min 2.2 max)

With roller shutter door, power, gas and electric meters.

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 D

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.

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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.

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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