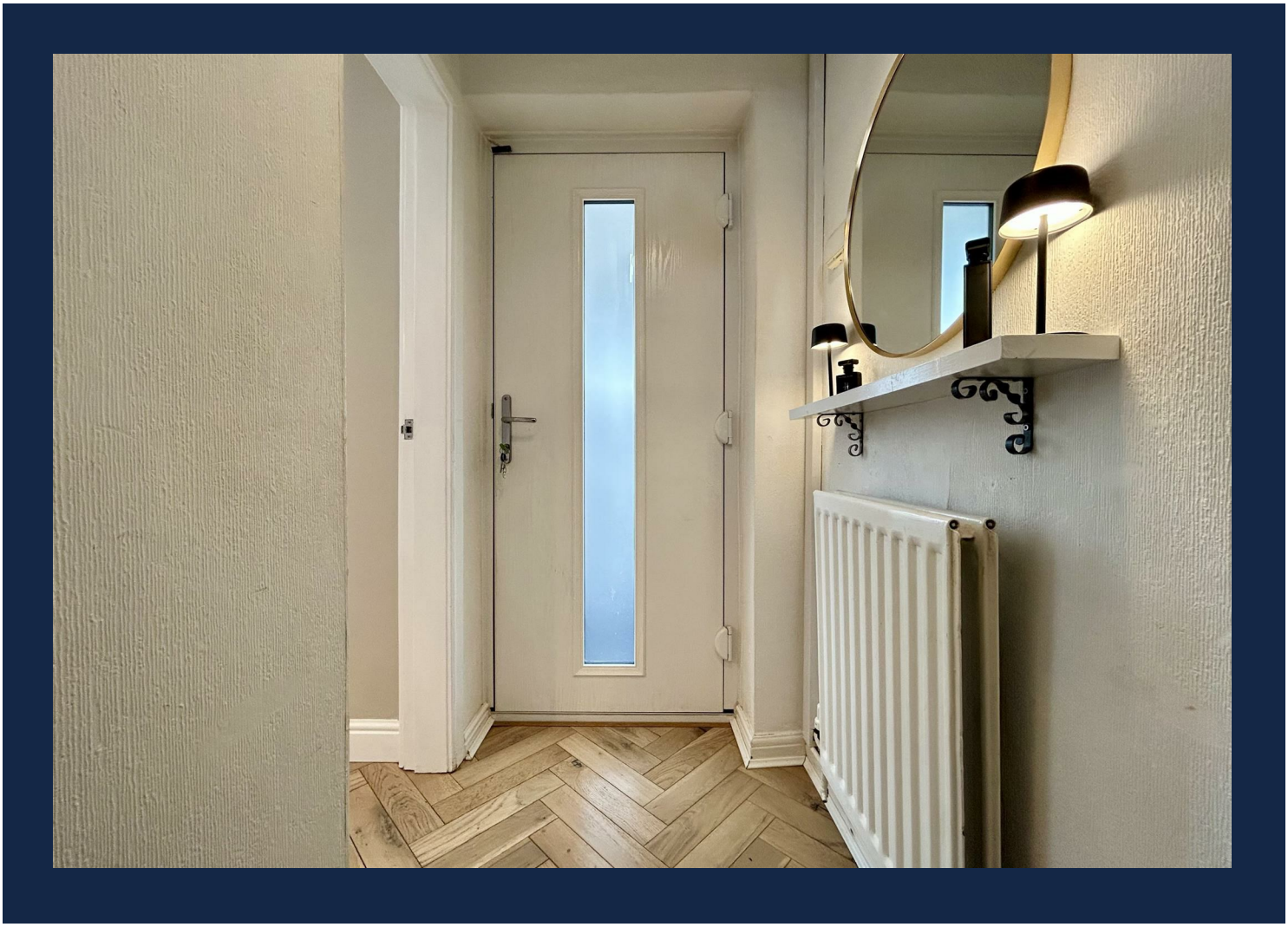
Grove.

FIND YOUR HOME



59 Wassell Road
Hasbury, Halesowen,
West Midlands
B63 4LE

Offers In Excess Of £235,000



On Wassell Road in Halesowen, this well presented and delightful semi detached home offers an excellent opportunity for first time buyers.

Ideally situated, the property provides easy access to Halesowen town centre, local schools, amenities and Huntingtree Park, making it a desirable location for families and professionals alike. The property benefits from a generous driveway to the front, with access into the home via a welcoming porch. Internally, the accommodation comprises an entrance hall, spacious reception room with fitted shelving and cupboards, and a kitchen diner. Upstairs, there are two double bedrooms and a family bathroom. To the rear, the property boasts a particularly impressive garden, offering a generous outdoor space with plenty of potential to personalise and make your own.

Overall, this charming semi detached home combines well proportioned accommodation, excellent outdoor space and a convenient location, making it an ideal first home. Early viewing is highly recommended. JH 17/08/2026 EPC=C




CHANEL
Dior
















Approach
Via driveway bordered by brick wall and hedge, stone chipping driveway leading to the front and side of the property, double glazed obscured glazed door into the entrance porch.

Entrance porch
Double glazed windows to side and double glazed obscured door into entrance hall.

Entrance hall
Stairs to first floor accommodation, central heating radiator, door into the lounge, engineered hardwood herringbone style flooring throughout hall and lounge.

Lounge 11'5" x 13'1" max 11'9" min (3.5 x 4.0 max 3.6 min)
Double glazed window to front, central heating radiator, coving to ceiling, feature chimney breast with fitted shelving and storage either side, under stairs storage cupboard housing the fuse box, door way into the kitchen diner.

Kitchen diner 9'6" x 15'1" (2.9 x 4.6)
Double glazed obscured window to side, double glazed door to the rear, double glazed window to rear, vertical central heating radiator, under stairs storage housing the central heating boiler, under floor heating, gloss wall and base units, roll top wood effect surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for tumble dryer, washing machine, American style fridge freezer and Range style cooker, integrated dishwasher.







First floor landing
Double glazed window to the side, loft access, doors into two bedrooms and bathroom.

Bathroom
Double glazed obscured window to the rear, central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap, bath with shower over, half height tiling to walls.

Bedroom one 11'5" x 10'9" (3.5 x 3.3)
Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes, sliding doors into a storage cupboard with double glazed window to front.

Bedroom two 9'6" x 8'10" min 9'10" max (2.9 x 2.7 min 3.0 max)
Double glazed window to rear, central heating radiator, coving to ceiling.

Garden
Slabbed patio with slabbed pathway leading through the garden, lawn, stone chipping areas, shed to rear.

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 B

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.

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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