Grove.

FIND YOUR HOME

11 Hillbrow Crescent

Hurst Green, Halesowen,

West Midlands

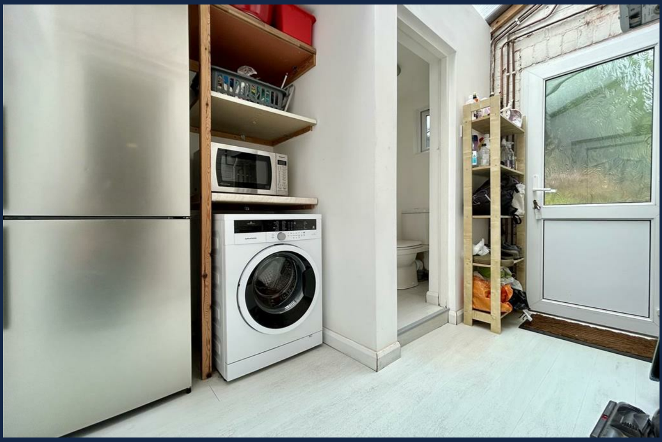
B62 9RP

Offers In Excess Of £285,000

Situated on Hillbrow Crescent in Halesowen, this immaculately presented semi detached home offers an excellent opportunity for first time buyers and families looking to settle in a desirable location. The area is well regarded for its excellent commuter routes into Birmingham City Centre, while offering easy access to a wide range of amenities in Halesowen and Quinton, well regarded local schools and the popular Leasowes Park.

The property benefits from off road parking for multiple vehicles, along with a garage providing additional parking and storage. Internally, an entrance hall leads into the spacious kitchen diner, which features a breakfast bar, while the front facing lounge benefits from a bay window and plenty of natural light. The kitchen benefits from access into a convenient lean to providing useful utility space, internal access to the garage and a downstairs W.C. Upstairs, there are three well proportioned bedrooms and a family bathroom. Outside, the rear garden provides a blank canvas, offering an excellent opportunity for the new owners to personalise and create their ideal outdoor space.

This beautifully presented home combines spacious accommodation with a convenient location, making it an excellent choice for first time buyers and families alike. Early viewing is highly recommended to appreciate everything this property has to offer. JH 24/08/2026 EPC=C



Approach
Via a tarmacadam driveway with block paved borders, raised brick beds with a variety of shrubs, open porch giving access to double glazed obscured front door and two double glazed obscured windows leading to entrance hall,

Entrance hall
Central heating radiator, stairs to first floor accommodation, doors into the kitchen diner and lounge.

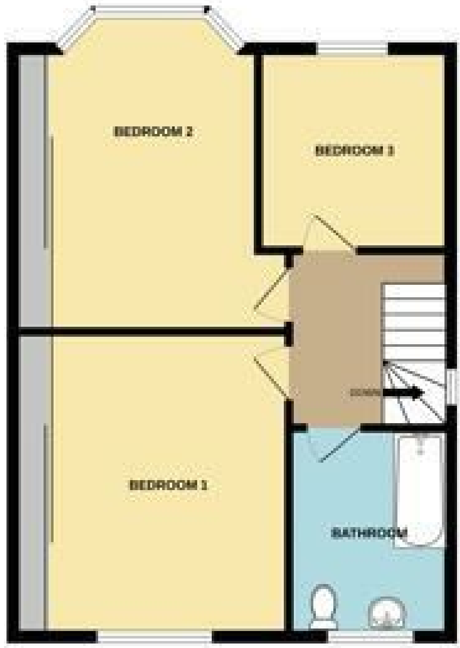
Lounge 13'9" max 11'9" min x 11'5" max 10'2" min (4.2 max 3.6 min x 3.5 max 3.1 min)
Double glazed bay window to front, central heating radiator, feature gas fire with surround.

Kitchen diner 18'4" max 17'0" min x 11'9" (5.6 max 5.2 min x 3.6)
Double glazed French doors to rear, double glazed window to rear, vertical central heating radiator, further central heating radiator, wall and base units with square top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, space for dishwasher and washing machine, one and a half bowl stainless steel sink with mixer tap and drainer, door into the under stairs store cupboard housing fuse box, electric and gas meters with a double glazed obscured window into the garage. Door to utility space/verandah.

Utility space/veradnah
Double glazed obscured door to the rear, space for fridge freezer, space for a washing machine, work surface, corrugated roof, central heating boiler, door into the downstairs w.c.


GROUND FLOOR

1ST FLOOR



Downstairs w.c.
Double glazed obscured window to rear, central heating radiator, wash hand basin with mixer tap and w.c.

Garage 14'9" x 7'10" (4.5 x 2.4)
Up and over door, double glazed obscured window facing into the under stairs storage cupboard.

First floor landing
Loft access and doors to three bedrooms and bathroom.

Bathroom
Double glazed obscured window to rear, central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap, P shaped bath with shower over.

Bedroom one 14'5" x 8'2" excluding wardrobes (4.4 x 2.5 excluding wardrobes)
Double glazed window to rear, central heating radiator, fitted wardrobes with sliding doors.

Bedroom two 9'6" x 11'5" excluding wardrobes (2.9 x 3.5 excluding wardrobes)
Double glazed bay window to front, central heating radiator, fitted wardrobes with sliding doors.

Bedroom three 7'10" x 9'2" (2.4 x 2.8)
Agents Note; Clients must be aware that the stair bulk head is in this room.
Double glazed window to front, central heating radiator.

Rear garden
Slabbed patio area, slabbed steps and pathway leading through flower and shrub beds, further flower and shrub area to the 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 C

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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