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FIND YOUR HOME



5 Welland Road
Halesowen,
West Midlands
B63 4QX

Offers In Excess Of £250,000



On Welland Road in Halesowen this semi detached home presents an excellent opportunity to personalise a home or add value. Situated in a friendly neighbourhood of Halesowen on the Huntlands Estate this home is close to local amenities of Halesowen Town, schools and green spaces including Uffmoor Woods.

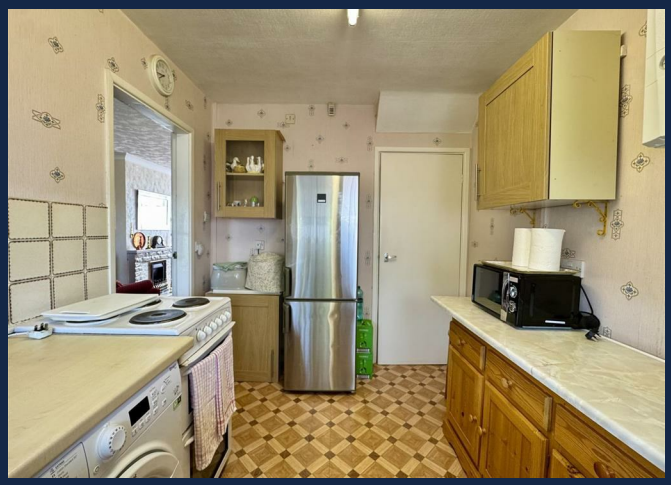
The property offers a shared driveway with the neighbouring property providing access into the garage. There is a lawned area to the front with the potential to be converted into a driveway. Inside the property is an entrance porch and hall with stairs rising to the first floor and door into the through reception room. The kitchen is off the reception room with under stairs storage and sun room to the rear. Upstairs are three bedrooms and a family bathroom. The garden is a blank canvas to be personalised.

With its spacious bedrooms, inviting reception room, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own. JH 06.08.2026 EPC-D




















Approach
Via a slabbed frontage with shared access with neighbour to the garages, double glazed obscured door into entrance porch.

Porch
Double glazed windows to side and front, obscured door to entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, glass door into through reception room.

Through reception room 15'5" min 25'11" max x 10'2" min 13'1" max (4.7 min 7.9 max x 3.1 min 4.0 max)
Window to front, patio door to rear, three central heating radiators, coving to ceiling, feature fireplace with surround, door into the kitchen.

Kitchen 9'10" x 7'10" (3.0 x 2.4)
Door and window to sun room, central heating radiator, central heating boiler, oven, base units with one and a half bowl sink with mixer tap and drainer, space for washing machine, fridge freezer, door into under stairs storage cupboard/pantry with obscured window to side.

Sun room 3'11" x 8'6" (1.2 x 2.6)
Obscured window to side and windows to rear and side, obscured door to side.




Ann Cleeves
Ann Cleeves





GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 sq.m.) approx.

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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First floor landing
Double glazed obscured window to side, loft access, doors into three bedrooms, bathroom and airing cupboard.

Bathroom
Double glazed obscured window to rear, central heating radiator, w.c., pedestal wash hand basin, bath with electric shower over.

Bedroom one 9'6" x 13'9" (2.9 x 4.2)
Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom two 11'9" x 9'6" (3.6 x 2.9)
Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom three 10'5" x 6'2" (3.2 x 1.9)
Double glazed window to front, central heating radiator, stair bulk head with fitted wardrobe over.

Rear garden
The garden is slabbed with side beds housing a variety of shrubs, picket fence gate into the shared driveway with garage access.

Garage
Having up and over door to front.

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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