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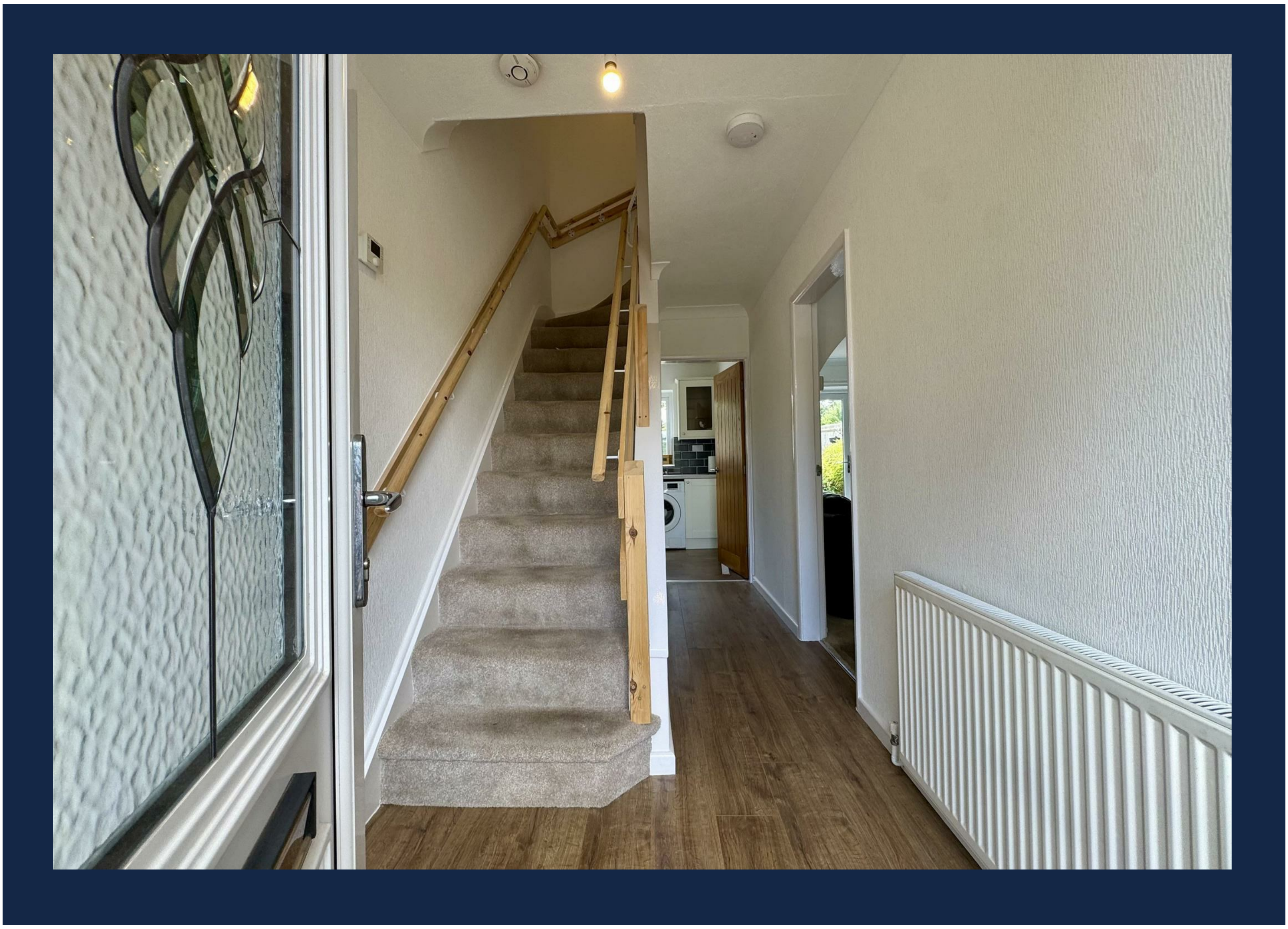
15 Fallowfield Road

Hasbury, Halesowen,

West Midlands

B63 1BZ

Offers In The Region Of £360,000

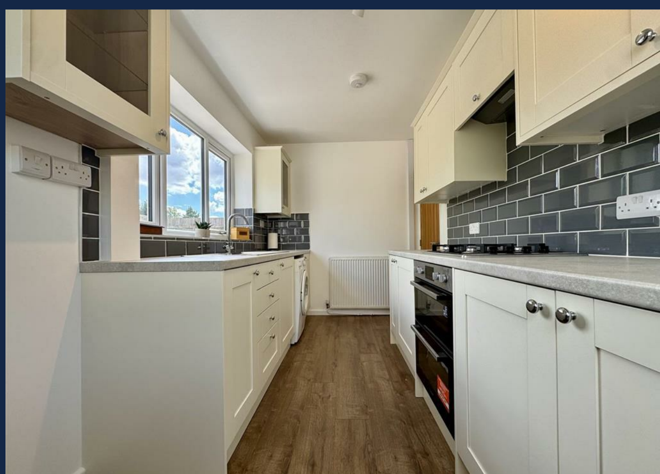


FREEHOLD UPON COMPLETION

Situated on the ever popular Fallowfield Road in Halesowen, this delightful Mucklow style semi detached home offers beautifully presented, move in ready accommodation, ideal for families and first time buyers alike.

To the front of the property is a driveway providing off road parking. Internally, the home comprises a welcoming entrance hall with access to a spacious lounge/diner and a recently refitted kitchen. The through reception room is a superb living space, featuring an attractive exposed brick fireplace with a charming log burner, creating a warm and inviting focal point. Upstairs, there are three well proportioned bedrooms and a modern family bathroom. The third bedroom has been thoughtfully extended into the eaves, providing additional versatile space. The loft has also been fitted with a skylight and offers excellent potential for conversion into a further room, subject to the necessary planning permissions and building regulations. To the rear, the beautifully maintained garden provides a generous outdoor space, offering a wonderful blank canvas for landscaping or the perfect setting for relaxing and entertaining family and friends.

Combining character, modern improvements and excellent potential, this superb home enjoys a sought after location and is ready for its next owners to move straight in and enjoy. JH 28/08/2026 V3 EPC=D






Approach
Via a tarmacadam driveway with block paved borders, beds with a variety of shrubs, double glazed front door and window into the entrance hall.

Entrance hall
Central heating radiator, coving to ceiling, stairs to first floor accommodation, doors to through reception room, kitchen and under stairs storage cupboard.

Through reception room 11'5" x 22'7" (3.5 x 6.9)
Double glazed bay window to front, double glazed French doors to rear, two central heating radiators, open feature fire with feature log burner.

Kitchen 6'10" x 13'5" (2.1 x 4.1)
Double glazed window to rear and side, double glazed obscured door to rear, central heating radiator, wall and base units with work surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for washing machine, central heating radiator, integrated double oven, gas hob, extractor.

First floor landing
Access to loft with double glazed skylight and being boarded, doors to three bedrooms and family bathroom.

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





Bedroom one 11'5" x 13'5" (3.5 x 4.1)
Double glazed bay window to front, central heating radiator, fitted wardrobes.

Bedroom two 11'5" x 11'1" (3.5 x 3.4)
Double glazed window to rear, central heating radiator.

Bedroom three 15'1" max 11'5" min x 10'5" (4.6 max 3.5 min x 3.2)
Double glazed window to front, central heating radiator.

Rear garden
Having concrete patio area with slabbed pathway leading through the lawn, plant and shrub borders and further slabbed patio to the rear with shed.

Garage 15'8" x 7'6" (4.8 x 2.3)
Housing the central heating boiler, fuse board, electric and gas meters and double opening door to front.

Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is 99 years from 25th March 1953. The property will be FREEHOLD upon completion.

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

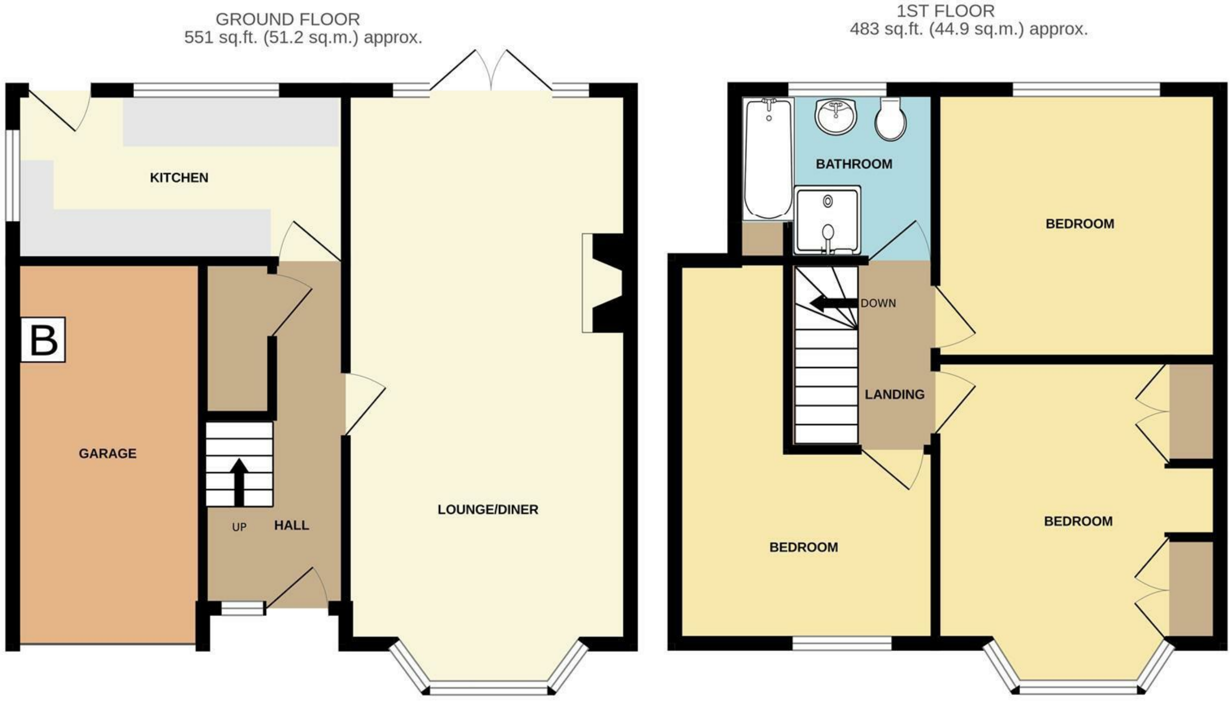
enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress you offer until these checks have been carried out.

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.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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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