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159 Huntingtree Road
Halesowen,
West Midlands
B63 4HS

Offers In The Region Of £370,000



On Huntingtree Road in Halesowen, this extended semi-detached home offers excellent opportunity for families looking for additional space. Situated within a friendly, well-established neighbourhood, the property is within walking distance of highly regarded local schools, including, Lutley and Huntingtree Primary School, as well as the green open spaces of Huntingtree Park, making it an ideal setting for family life.

The property itself offers a block paved driveway to the front, suitable for multiple vehicles, and a garage store. Inside the property is an entrance porch and hall, two reception rooms and fitted modern kitchen with centre island and integrated appliances. The utility compliments the kitchen, with matching units, and offers space for white goods. The two reception rooms flow into the orangery which offers bifold doors to the rear garden. Upstairs are four bedrooms and a family bathroom. The rear garden had astro turf and a variety of shrubs and trees.

With its generous living spaces and convenient location, it presents a wonderful opportunity for anyone looking to settle in Halesowen. Don’t miss the chance to make this lovely house your new home. JH 16/03/2026 V1 EPC=D




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Approach
The property is approached via a block paved driveway with raised stone chipping beds and a wall to the frontage. A double glazed door with double glazed windows leads into the porch, which houses the gas meter. An obscured double glazed door leads into the entrance hall.

Entrance hall
The entrance hall has a vertical central heating radiator, doorway to the downstairs shower room and doors to the kitchen and reception rooms.

Downstairs shower room
The shower room has a low level flush w.c., wash hand basin with mixer tap, vertical central heating towel rail and a shower with monsoon head.

Front reception room 11'9" x 10'9" (3.6 x 3.3)
The front reception room has a double glazed bow window to the front, central heating radiator, ceiling light point and a doorway to the second reception room.

Second reception room 13'1" x 10'9" max 9'6" min (4.0 x 3.3 max 2.9 min)
The second reception room has a fireplace with wooden surround, vertical central heating radiator and double opening French doors to the orangery.



Orangery 10'5" x 10'9" (3.2 x 3.3)
The orangery has double glazed bifold doors to the rear garden, an orangery style roof and double glazed windows to both sides. There are inset ceiling light points and a vertical central heating radiator.

Kitchen 13'1" x 15'1" (4.0 x 4.6)
The kitchen has bifold doors to the rear garden and two vertical central heating radiators. There are matching blue wall and base units with a work surface over, a one and a half bowl sink with mixer tap, double oven, Bosch hob with extractor over, an integrated fridge freezer, integrated dishwasher, larder cupboard and pull out drawers. A door leads to the utility.

Utility 5'6" x 7'2" (1.7 x 2.2)
The utility has matching blue wall and base units with a work surface over, single sink with mixer tap and drainer, space for a washing machine and tumble dryer and space for a fridge freezer.

Landing
The landing provides loft access which is part boarded and doors to four bedrooms and the family bathroom.

Bathroom
The bathroom has a Velux double glazed skylight, P shaped bath with electric shower over, low level flush w.c., vertical central heating towel rail and a vanity wash hand basin.

Bedroom one 10'5" x 13'1" (3.2 x 4.0)
The bedroom has a double glazed window to the front, dado rails and a central heating radiator.

Bedroom two 10'9" x 10'9" (3.3 x 3.3)
The bedroom has a double glazed window to the rear and a central heating radiator.

Bedroom three 8'2" x 13'1" (2.5 x 4.0)
The bedroom has two double glazed windows to the rear and a central heating radiator.

Bedroom four 9'10" x 7'2" (3.0 x 2.2)
The bedroom has a double glazed window to the front, central heating radiator, stair bulkhead cupboard housing the boiler and a doorway to the walk in wardrobe/study or office room.

Walk in wardrobe 4'7" x 5'10" (1.4 x 1.8)
The walk in wardrobe has a double glazed window to the front and a central heating radiator.

Rear garden
The rear garden has an astro turf area with wood chipping borders, stone chipping area and a shed.

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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