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15 Newbury Close
Halesowen,
B62 8SW

Offers Over £465,000



On Newbury Close, Halesowen, this delightful detached home presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well proportioned bedrooms, this property is perfect for those who require ample living space. Situated in a cul-de-sac neighbourhood, this home is within reach of local amenities of Halesowen Town, Lapal Primary school and Leasowes park, making it a desirable location for families.

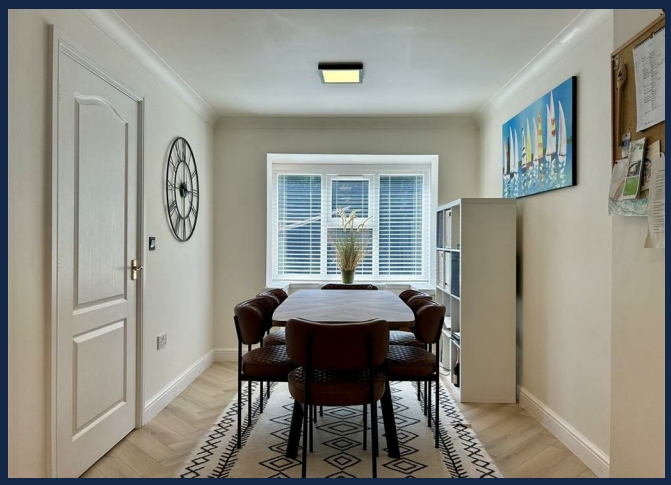
The property itself in brief comprises of a driveway to the front, with lawn and access into the garage or property itself. Inside is an entrance hall, downstairs w.c., lounge with patio door into the rear garden and kitchen-diner with gloss units. The first floor offers an impressive landing with plenty of light, with doors to four double bedrooms and a family bathroom. The master has its own en suite. The garden is a blank canvas.

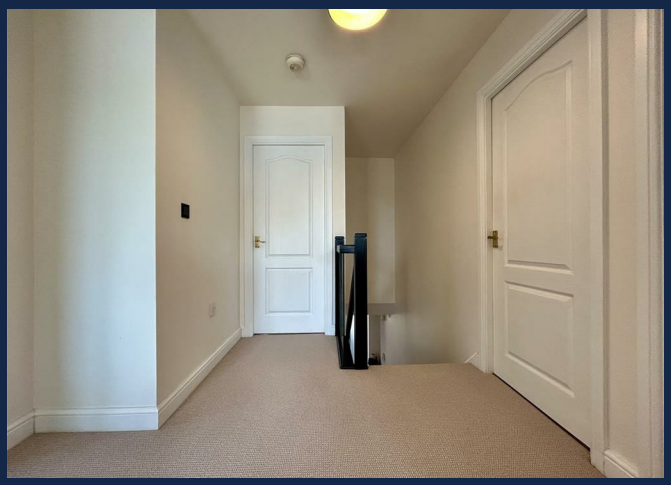
With its combination of space, comfort, and practicality, this detached house in Newbury Close is a wonderful opportunity for those looking to settle in Halesowen. Do not miss the chance to make this lovely property your new home. JH 05/08/2026 V2 EPC=C

















Approach
Via a tarmacadam driveway with lawn to the side, access via double glazed front door into entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, doors into downstairs w.c., through kitchen diner and reception room.

Downstairs w.c.
Low level flush w.c., vertical central heating towel rail, pedestal wash hand basin with mixer tap and fuse box.

Kitchen diner 8'2" x 27'10" (2.5 x 8.5)
Double glazed window to front, double glazed bay window to rear, two central heating radiators, coving to ceiling, gloss wall and base units with roll top surface over and splashbacks to match, space for fridge freezer, dishwasher and washing machine, integrated double oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, herringbone style flooring, double glazed door to side access to the garden.

Lounge 13'1" x 14'1" (4.0 x 4.3)
Double glazed patio door to rear, two central heating radiators, gas fireplace with surround, coving to ceiling.

First floor landing
Loft access and doors into bedrooms and bathroom.

















Bedroom four 7'6" x 13'5" (2.3 x 4.1)
Double glazed window to front, central heating radiator.

Bedroom two 12'9" x 8'10" (3.9 x 2.7)
Double glazed window to rear, central heating radiator and double opening doors to built in storage.

Bedroom three 10'2" x 6'6" (3.1 x 2.0)
Double glazed window to rear, central heating radiator.

Bathroom
Double glazed window to side, vertical central heating towel rail, P shaped bath with electric shower over, wash hand basin with mixer tap, low level flush w.c.

Bedroom one 9'10" x 13'5" max 11'9" min (3.0 x 4.1 max 3.6 min)
Two double glazed windows to front, central heating radiator, double opening doors to built in wardrobes, door into the en-suite.

En-suite
Double glazed window to side, vertical central heating towel rail, low level flush w.c., wash hand basin with mixer tap, walk in shower with monsoon head over.

Garage 20'0" x 8'2" (6.1 x 2.5)
Has an up and over garage door and power.

Rear garden
The garden is lawned with gated side passage to the 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. There is an annual service charge of £478.18.

Council Tax Banding
Tax Band is E

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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