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25 Princess Crescent
Halesowen,
West Midlands
B63 3QE

Price £280,000



On the sought after location of Princess Crescent, Halesowen, this semi detached property offers a superb opportunity for first time buyers and growing families alike. Residents will appreciate the nearby parks, reputable schools and excellent shopping facilities, as well as easy transport links for commuting professionals.

The property welcomes you with a driveway providing off-road parking and gated side access leading to the rear garden and garage. Inside the property offers an front reception room, inner hall with access into the w.c., L shaped main reception room and stairs rising to the first floor. The property has been extended to the rear, creating more space in the L shaped reception room and kitchen. Upstairs are three bedrooms and a shower room. The garden has been landscaped, offering patio and lawn.

With generous living space, three bedrooms, off-road parking and a garage, this home is sure to appeal to a wide range of buyers. Early viewing is highly recommended - don’t miss your chance to make this fantastic property your own. JH 21/09/2026 EPC=C






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Approach
Via a tarmacadam driveway with double opening garage doors, double glazed obscured door into front reception room.

Front reception room 8'2" x 10'2" (2.5 x 3.1)
Double glazed window to front, central heating radiator, double opening doors into the inner hall.

Inner hall
Stairs rising to first floor accommodation, under stairs storage, door into the downstairs w.c. and L shaped reception room.

Downstairs w.c.
With wash hand basin and w.c.

L Shaped reception room 24'11" x 19'4" max 10'2" min (7.6 x 5.9 max 3.1 min)
Double glazed patio doors to rear, double glazed obscured window to side, central heating radiator, door into kitchen.

Kitchen 16'4" x 7'10" (5.0 x 2.4)
Double glazed window to rear, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, space for oven, dishwasher, fridge freezer and washing machine, sink with mixer tap and drainer.







First floor landing
Doors into three bedrooms and shower room.

Bedroom one 11'5" x 7'10" (3.5 x 2.4)
Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom two 12'1" x 7'10" (3.7 x 2.4)
Double glazed window to front, central heating radiator. The stair bulk head is in this room.

Bedroom three 7'10" x 11'5" (2.4 x 3.5)
Double glazed window to rear, central heating radiator.

Shower room
Double glazed obscured window to side, vanity wash hand basin with mixer tap, low level flush w.c. and walk in shower.

Rear garden
Patio area with steps to the lawn being bordered by a variety of shrubs and rockery.

Garage 17'0" x 7'10" (5.2 x 2.4)

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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