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163 Huntingtree Road
Halesowen,
West Midlands
B63 4HS

Offers In The Region Of £315,000



Situated on Huntingtree Road in Halesowen, this delightful semi detached house presents an excellent opportunity for buyers looking to put their own stamp on a property. The area is particularly popular with families, thanks to its close proximity to Lutley Primary School and a range of local amenities, including the shops and facilities of Halesowen town centre. The property also benefits from excellent transport links, with regular bus services and convenient access to major road and motorway networks, providing routes into Birmingham and beyond.

The property is approached via a driveway to the front, with generous lawned areas to either side, alongside a garage and entrance porch. Internally, the accommodation comprises an entrance hall with access to a through lounge diner and kitchen. The kitchen also provides internal access to the garage. To the first floor are three well proportioned bedrooms and a family bathroom.

Offering plenty of potential to create a home tailored to your own tastes, combined with a convenient location close to schools, shops and transport links, this property is well worth a viewing. An excellent opportunity to secure a home in this popular part of the West Midlands. JH 20/10/2026 V1 EPC=D



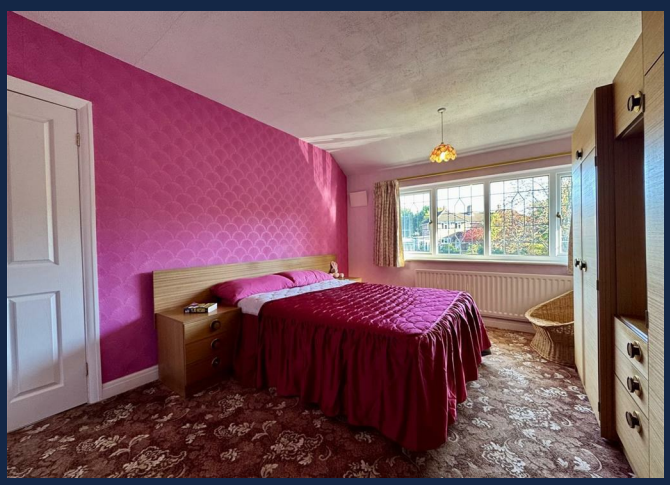

















Approach
Via a walled frontage with lawns to either side of block paved driveway leading to the garage, step up to double glazed front door leading into the entrance porch.

Entrance porch
Double glazed windows to surround and arched door into the entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, doors into the kitchen, dining room and pantry.

Pantry
Single glazed obscured window to the side, fuse box and electric meter.

Kitchen 9'6" x 6'10" (2.9 x 2.1)
Double glazed window to rear, central heating radiator, wall and base units with square top wood effect surface over, splashback tiling to walls, sink with mixer tap and drainer, integrated oven, hob, space for washing machine, fridge and freezer, door to garage.

Garage 7'10" x 23'11" (2.4 x 7.3)
Double glazed window to rear, double glazed door to rear, electric roller door, power and houses the gas meter.

Dining room 11'9" x 10'9" (3.6 x 3.3)
Double glazed bow window to front, central heating radiator, coving to ceiling, archway into the lounge.

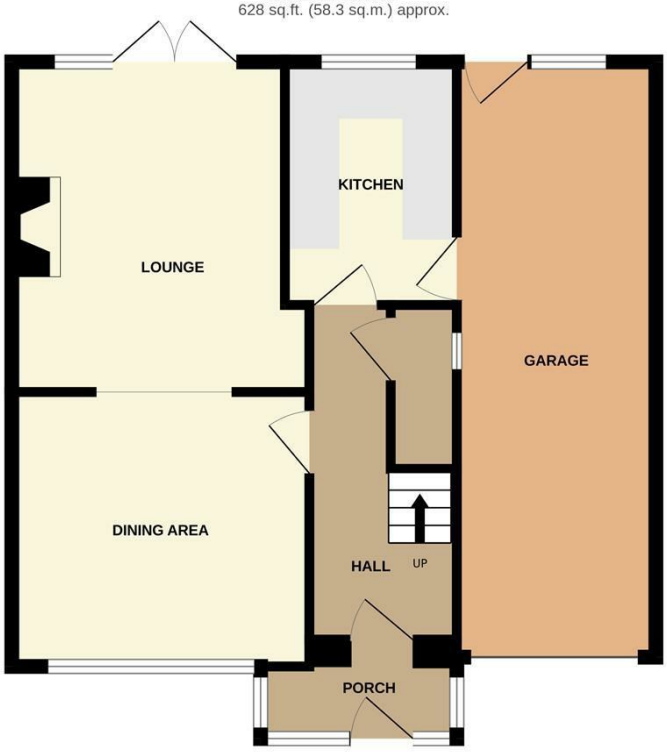




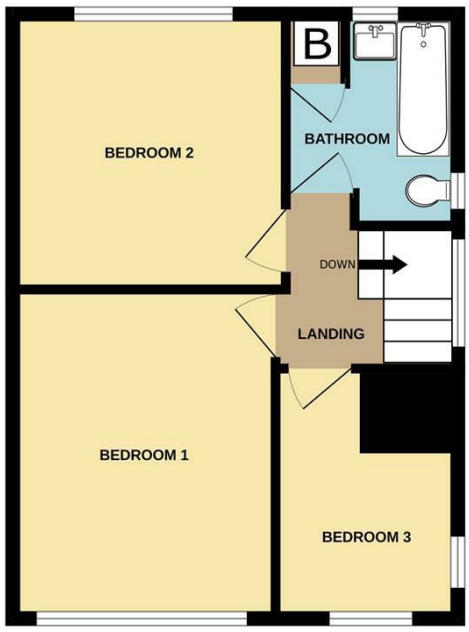




GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 1043 sq.ft. (96.9 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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Lounge
Double glazed French doors to rear, double glazed side panel, coving to ceiling, feature gas fireplace with surround.

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

Bathroom
Double glazed obscured window to side, double glazed obscured window to rear, vertical central heating towel rail, pedestal wash hand basin with mixer tap, bath with monsoon shower head over, low level flush w.c., built in storage cupboard housing central heating boiler.

Bedroom one 10'9" x 13'1" (3.3 x 4.0)
Double glazed window to front, central heating radiator.

Bedroom two 10'5" x 10'9" (3.2 x 3.3)
Double glazed window to rear, central heating radiator.

Bedroom three 9'10" x 7'2" (3.0 x 2.2)
Double glazed port hole window to front, double glazed window to side, central heating radiator.
Agents Note; Client must be aware that there is limited floor space due to the stair bulk head.

Garden
Slabbed patio area, lawn, slabbed pathway, borders with a variety of shrubs and plants, stone chipping pathway through a pergola arch to a further lawn area with feature pond.

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 your 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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