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FIND YOUR HOME

17 Foxlea Road
Halesowen,
West Midlands
B63 1DX

Offers Over £390,000

Situated in the sought after area of Hayley Green, Halesowen, this spacious extended semi detached home on Foxlea Road offers versatile accommodation, making it an ideal choice for growing families. With four well proportioned bedrooms and the potential for a fifth bedroom or additional reception room, the property provides flexible living space to suit a variety of needs.

The accommodation briefly comprises an entrance hall leading to a ground floor shower room, bedroom four, and a spacious central reception room. This welcoming living area flows seamlessly into the conservatory, currently used as a study, and the fitted kitchen. The former garage has been converted into a dining room and is presently utilised as a fifth bedroom, offering further versatility. A useful covered side passage provides utility space and access to both the front of the property and the rear garden. Upstairs, there are three generously sized bedrooms and a family bathroom fitted with both a bath and separate shower. Externally, the property benefits from a driveway providing off road parking, while the rear garden features a decked patio and lawn, creating an ideal space for relaxing or entertaining.

Offering spacious and adaptable accommodation in a popular residential location close to local amenities, schools and transport links, this fantastic family home is ready to move into and enjoy. Early viewing is highly recommended. JH 13/10/2026 V2 EPC=D

beko

Approach
Via a tarmacadam driveway with block paved borders and raised beds, double glazed obscured door into the entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, under stairs storage, doors into the fifth bedroom, lounge and shower room.

Shower room
Double glazed obscured window to the front, vertical central heating towel rail, vanity style wash hand basin with mixer tap, low level flush w.c., walk in electric shower.

Bedroom five 6'6" x 6'6" (2.0 x 2.0)
Double glazed window to the front, central heating radiator, double opening doors to built in wardrobe.

Lounge 15'5" x 15'1" max 13'9" min (4.7 x 4.6 max 4.2 min)
Central heating radiator, coving to ceiling, double glazed door and two windows into the conservatory/study, electric fireplace with surround, door into the kitchen.

Study/conservatory 8'10" x 11'9" (2.7 x 3.6)
Double glazed window to side, double glazed door to the side, two double glazed windows to rear, further double glazed windows and door into the lounge, central heating radiator.

Relax

GROUND FLOOR

1ST FLOOR

While 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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Kitchen 8'10" x 13'1" (2.7 x 4.0)
Double glazed window to rear, vertical central heating radiator, coving to ceiling, matching wall and base units with roll top wood surface over, splashback tiling to walls, integrated oven and grill, gas hob with extractor over, space for dishwasher, space for washing machine, one and a half bowl sink with mixer tap and drainer, door into the side passage, door into the dining room.

Dining room/bedroom four 16'0" x 8'6" (4.9 x 2.6)
Double glazed window to the front, central heating radiator, cupboard housing the electric and gas meter and cupboard housing the fuse box.

Side passgae
Double glazed obscured window to front, obscured door to the rear and houses the central heating boiler.

First floor landing
Loft access, doors into three bedrooms, family bathroom and separate w.c.

Bedroom one 10'5" x 15'1" (3.2 x 4.6)
Double glazed window to rear, central heating radiator.

Bedroom two 11'9" x 13'1" (3.6 x 4.0)
Double glazed window to front, central heating radiator, built in storage cupboard.

Bedroom three 9'10" x 7'10" (3.0 x 2.4)
Double glazed window to front, central heating radiator.

Separate w.c.
Has w.c. and wash hand basin.

Bathroom
Double glazed obscured window to rear, vertical central heating towel rail, free standing bath, mixer tap, vanity style wash hand basin with mixer tap, low level flush w.c., shower with monsoon head over.

Rear garden
Decked patio area with shed, lawn, raised stone chipping beds with a variety of shrubs.

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 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.

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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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