ABODE
SALES & LETTINGS

Wassell Road, Halesowen, West Midlands, B63 4JX

£240,000



https://www.abodemidlands.co.uk







This recently renovated and attractive semi-detached property offers an excellent opportunity for a growing family or buyers looking to create their ideal home. The accommodation briefly comprises a fitted kitchen opening into a bright dining area, and a cosy lounge with double doors leading out to a large rear garden with patio seating area—ideal for relaxing or entertaining.

Upstairs, the property features two generous double bedrooms, a spacious single bedroom, and a newly fitted modern shower room. Externally, the home benefits from a paved driveway providing off-road parking for two vehicles.

Offered to the market with no upward chain, this property combines a desirable location with excellent potential and a generous garden space.

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Entrance Hall
With a UPVC double glazed window to the rear elevation, central heating radiator, electrical consumer unit, smoke alarm, and internal door leading to:

Shower Room
With a UPVC double glazed frosted window to the side elevation. Fitted with a three-piece suite comprising a low-level WC, wash hand basin and shower cubicle. Chrome heated towel radiator and useful under-stairs storage cupboard.

Lounge
A bright reception room featuring UPVC double glazed French doors with adjoining side windows opening onto the rear garden. Central heating radiator and a focal point fireplace with timber surround. Internal door leading to:

Dining Area
With a UPVC double glazed bow window to the front elevation, central heating radiator, dado rail and wall-mounted thermostat.

Kitchen
With a UPVC double glazed window to the front elevation and a range of matching base and eye-level cupboards and drawers with work surfaces over. Stainless steel sink and drainer with mixer tap, space for a cooker and additional freestanding appliances, and stainless steel extractor hood. The central heating combination gas boiler is also housed here. UPVC double glazed side door providing external access.

Landing

Bedroom One
With a UPVC double glazed window to the rear elevation and central heating radiator. Internal opening to a wardrobe/storage area with additional UPVC double glazed window to the rear.

Bedroom Two
With a UPVC double glazed window to the front elevation and central heating radiator. Former airing cupboard now used as a wardrobe with hanging rail and shelving.

Bedroom Three
With a UPVC double glazed window to the front elevation and central heating radiator.

W.C.
With a UPVC double glazed frosted window to the side elevation. Fitted with a low-level WC and wash hand basin.





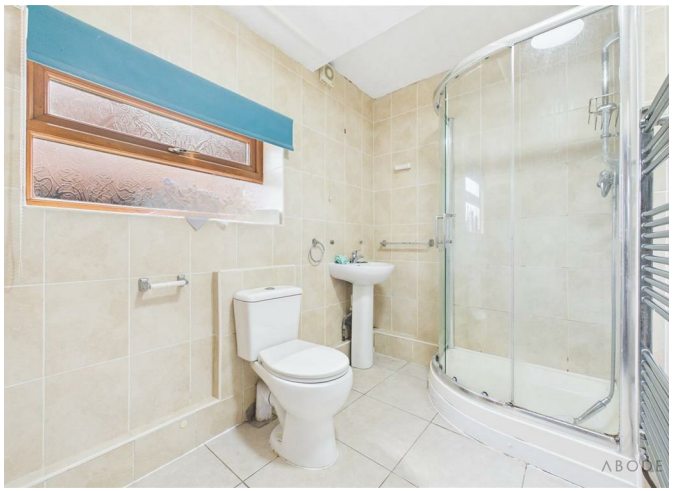

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AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.













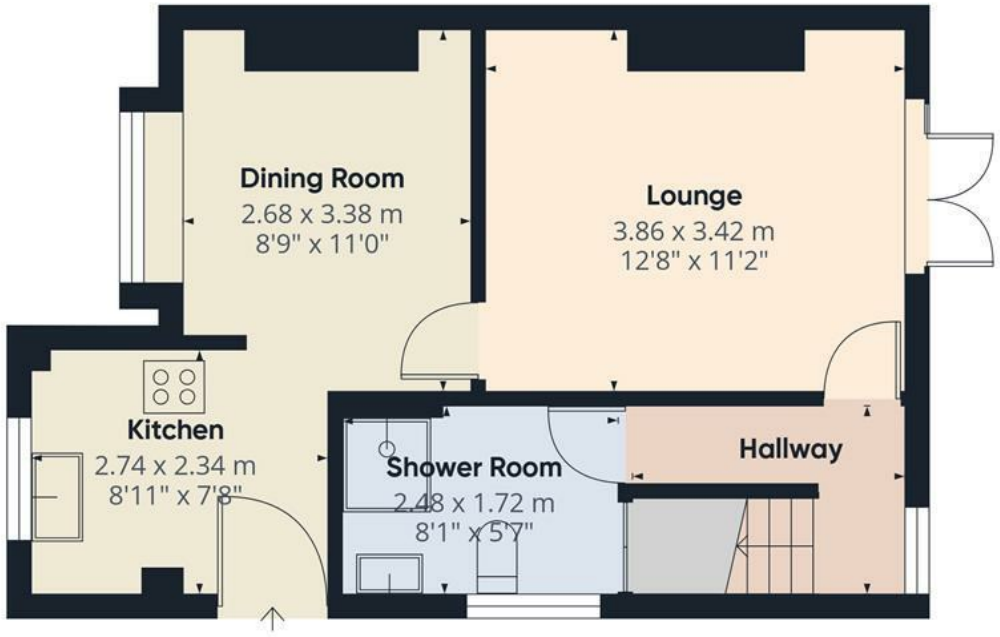




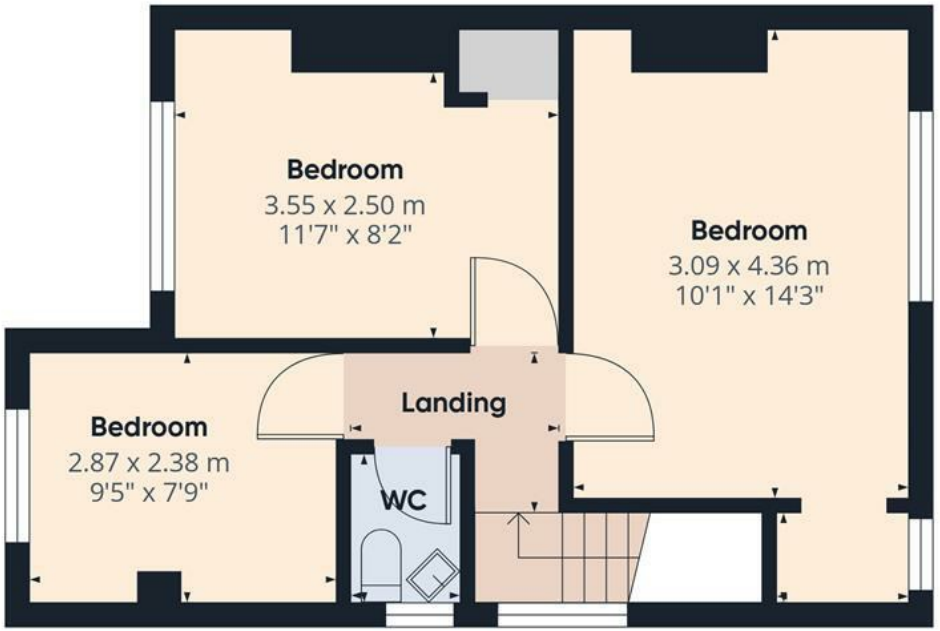








Floor 0



Floor 1



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Approximate total area(1)

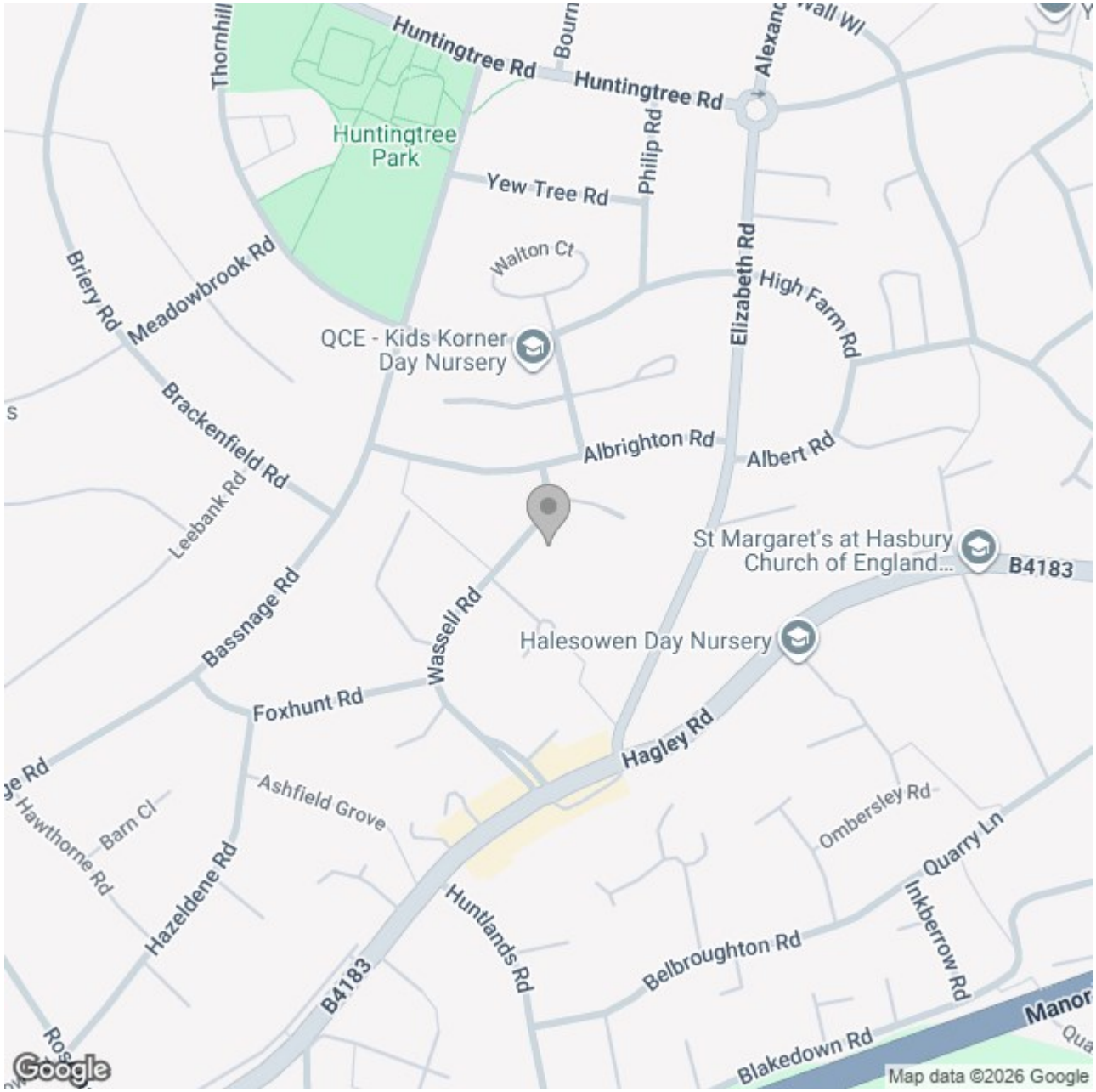
70.9 m²

762 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.