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FIND YOUR HOME

1 Westdean Close
Halesowen,
West Midlands
B62 8UA

Offers Over £375,000

Nestled within the popular Abbeyfields area of Halesowen, this delightful detached home occupies an enviable position on Westdean Close. Offering generous accommodation and excellent potential for family living, the property is ideally situated close to Leasowes Park, Halesowen town centre and a range of local amenities. The area also benefits from convenient motorway and commuter links, providing easy access towards Birmingham and beyond.

The property is approached via a private driveway, screened from the road by an established laurel hedge. Internally, the welcoming entrance porch leads into the entrance hall, with access to the downstairs WC, kitchen diner and spacious lounge. The rear facing lounge is a particularly inviting space, benefiting from views towards the garden and direct access into the conservatory. Upstairs, the property offers three bedrooms, with the principal bedroom originally comprising two separate bedrooms. The original layout remains evident, with the natural partition and two separate entrance doors from the landing, providing the exciting potential to reinstate four bedrooms if desired. The principal bedroom benefits from its own en suite and far reaching views over Clent and Halesowen, while the remaining bedrooms are served by a family bathroom. To the rear, the garden features a combination of patio and lawn, complemented by a variety of established shrubs, providing an attractive and manageable outdoor space.

Offering generous accommodation, excellent potential and a desirable position within the Abbeyfields estate, this detached home presents an appealing opportunity for families and buyers looking to create their ideal home. JH 2/10/026 EPC=D

Approach
Via a concrete paved driveway with stone chipping borders and a raised lawn, double glazed door into entrance porch.

Entrance porch
Double glazed window to front, obscured window into the w.c. and door into entrance hall.

Entrance hall
Central heating radiator, double glazed obscured window to side, door into the inner hall and downstairs w.c.

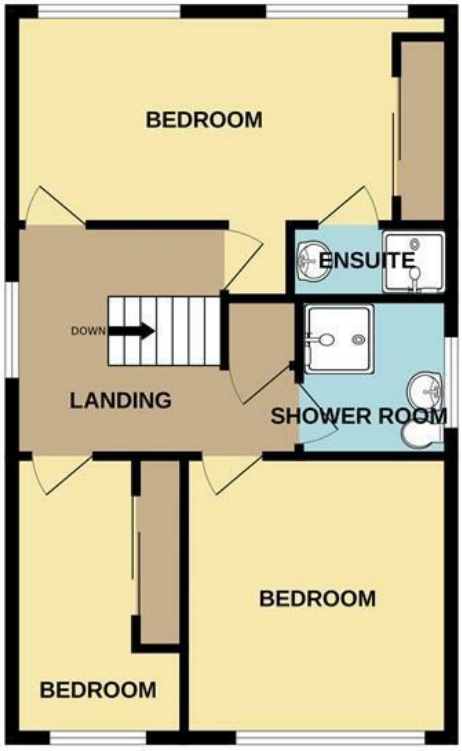
Downstairs w.c.
Obscured window into porch, vanity style wash hand basin with mixer tap, low level flush w.c. and central heating radiator.

Inner hall
Double glazed window to side, central heating radiator, coving to ceiling, stairs to first floor accommodation, double opening obscured doors into reception room and door into kitchen diner.

Kitchen diner 14'1" x 11'9" (4.3 x 3.6)
Double glazed window to side, two central heating radiators, inset ceiling spotlights, high gloss wall and base units with roll top surface over, splashback tiling to walls, integrated oven and grill, hob, extractor, one and a half bowl sink with mixer tap and drainer, space for washing machine, tumble dryer, dishwasher, half height fridge and freezer, obscured door into side passage.

GROUND FLOOR
869 sq.ft. (80.7 sq.m.) approx.

1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1417 sq.ft. (131.6 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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Side passage
Double glazed obscured door to rear, double glazed obscured door to front, double glazed obscured windows to the side.

Lounge 11'9" x 18'4" (3.6 x 5.6)
Double glazed window to rear, sliding patio door to rear leading to conservatory, coving to ceiling, two central heating radiators, obscured window facing into the stairs.

Conservatory 11'9" x 8'10" (3.6 x 2.7)
Double glazed French doors to rear, vertical central heating radiator, double glazed windows to surround and double glazed window facing into the lounge.

First floor landing
Double glazed obscured window to side, coving to ceiling, airing cupboard over the stair bulk head, doors into:

Bedroom one 18'0" x 8'10" (5.5 x 2.7)
Two doors into this room with archway and having two double glazed windows to rear, two central heating radiators, fitted wardrobes, coving to ceiling, door to en-suite shower room.

En-suite shower room
Vertical central heating radiator, electric shower, vanity style wash hand basin with mixer tap.

Bedroom two 11'1" x 12'5" (3.4 x 3.8)
Double glazed window to front, central heating radiator, coving to ceiling.

Bedroom three 12'1" x 6'10" (3.7 x 2.1)
Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Shower room
Double glazed obscured window to side, Victorian style central heating towel rail, walk in shower with monsoon head over, low level flush w.c., pedestal wash hand basin with mixer tap and coving to ceiling.

Rear garden
Slabbed patio area, lawn bordered with a variety of shrubs.

Garage
Up and over door to 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.

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.

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