ABODE
SALES & LETTINGS

Hagley Road, Halesowen, West Midlands, B63 4QQ

Asking Price £300,000



https://www.abodemidlands.co.uk







A beautifully presented three-bedroom detached home, ideally located on the highly regarded Hagley Road in Halesowen, close to the town centre and within a short drive of the stunning Clent Hills.

The property briefly comprises an entrance hallway, spacious lounge with patio doors opening onto the rear patio, well-equipped kitchen/diner, shower room, three bedrooms and a family bathroom. Further benefits include a garage, useful storage, central heating, double glazing and loft space.

Hagley Road is well placed for access to sought-after schools and excellent commuter links via the Hagley Mile, making this an appealing home for families and commuters alike.

Early viewing is highly recommended to fully appreciate this beautifully presented detached home and its desirable location.

Available with no upward chain.

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Hallway
With a staircase rising to the first-floor landing, central heating radiator, useful under-stair storage cupboard and composite side entrance door leading into:

Lounge
With a set of uPVC double-glazed sliding patio doors leading to the rear patio, bespoke focal-point electric fireplace with timber mantel, decorative coving to the ceiling, central heating radiator and TV aerial point.

Kitchen/Diner
With two uPVC double-glazed windows to the front elevation, featuring a range of matching base and eye-level storage cupboards and drawers, together with wood-block-effect roll-top preparation work surfaces. Integrated appliances include an oven and grill, four-ring electric hob, stainless-steel extractor hood and 1½-bowl stainless-steel sink and drainer with mixer tap. Plumbing and space for under-counter white goods, electrical consumer unit, central heating radiator, TV aerial point and carbon monoxide detector.

Shower Room
With a uPVC double-glazed frosted window to the side elevation, featuring a three-piece shower room suite comprising low-level WC with concealed flush, pedestal wash hand basin with mixer tap and tiled splashback, and shower cubicle with electric shower and folding glass screen. Wall boarding, extractor fan, ceiling spotlights and chrome heated towel radiator.

Landing
With a uPVC double-glazed frosted window to the side elevation, smoke alarm, access to the loft space via loft hatch and internal doors leading to:

Bedroom One
With two uPVC double-glazed windows to the front elevation, central heating radiator and TV aerial point.

Bedroom Two
With a uPVC double-glazed window to the side elevation and central heating radiator.

Bedroom Three
With a uPVC double-glazed window to the rear elevation and central heating radiator.

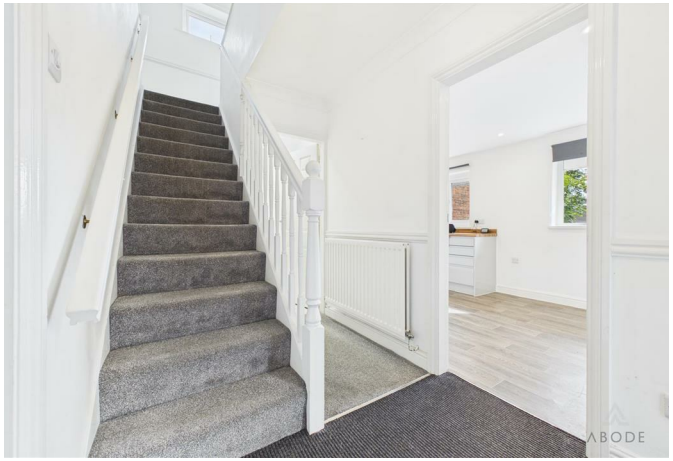
Bathroom
With a uPVC double-glazed frosted window to the side elevation, featuring a three-piece family bathroom suite comprising low-level WC with concealed flush, pedestal wash hand basin with mixer tap, and bath with mixer tap. Chrome heated towel radiator, extractor fan and ceiling spotlights.

Garage
With an up-and-over door to the front elevation and a door to the side elevation.



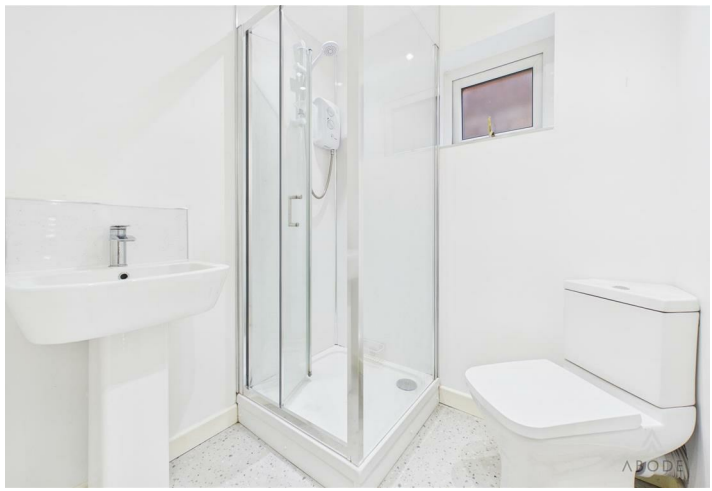




















AML Disclaimer -

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.


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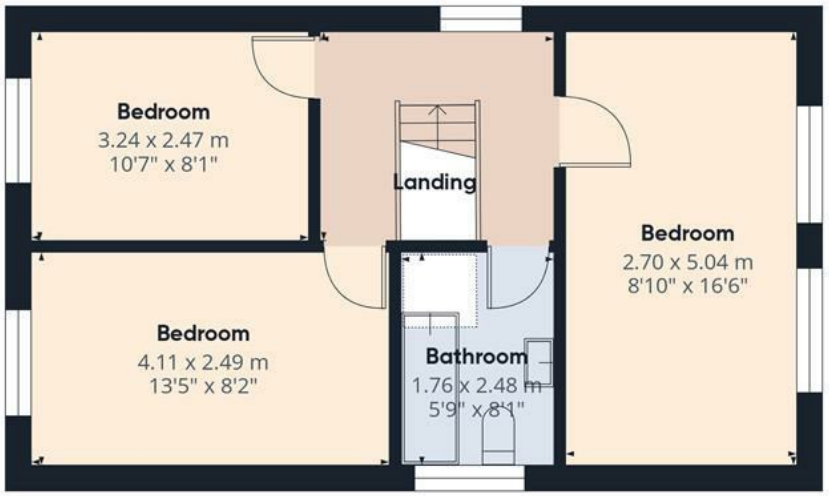




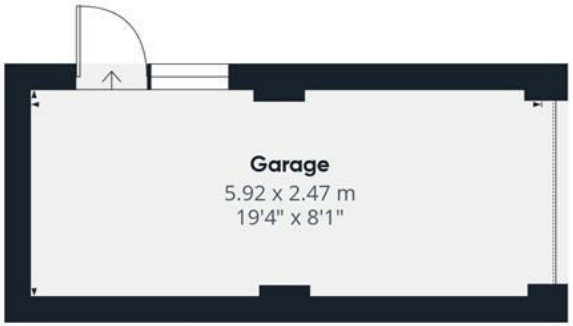




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

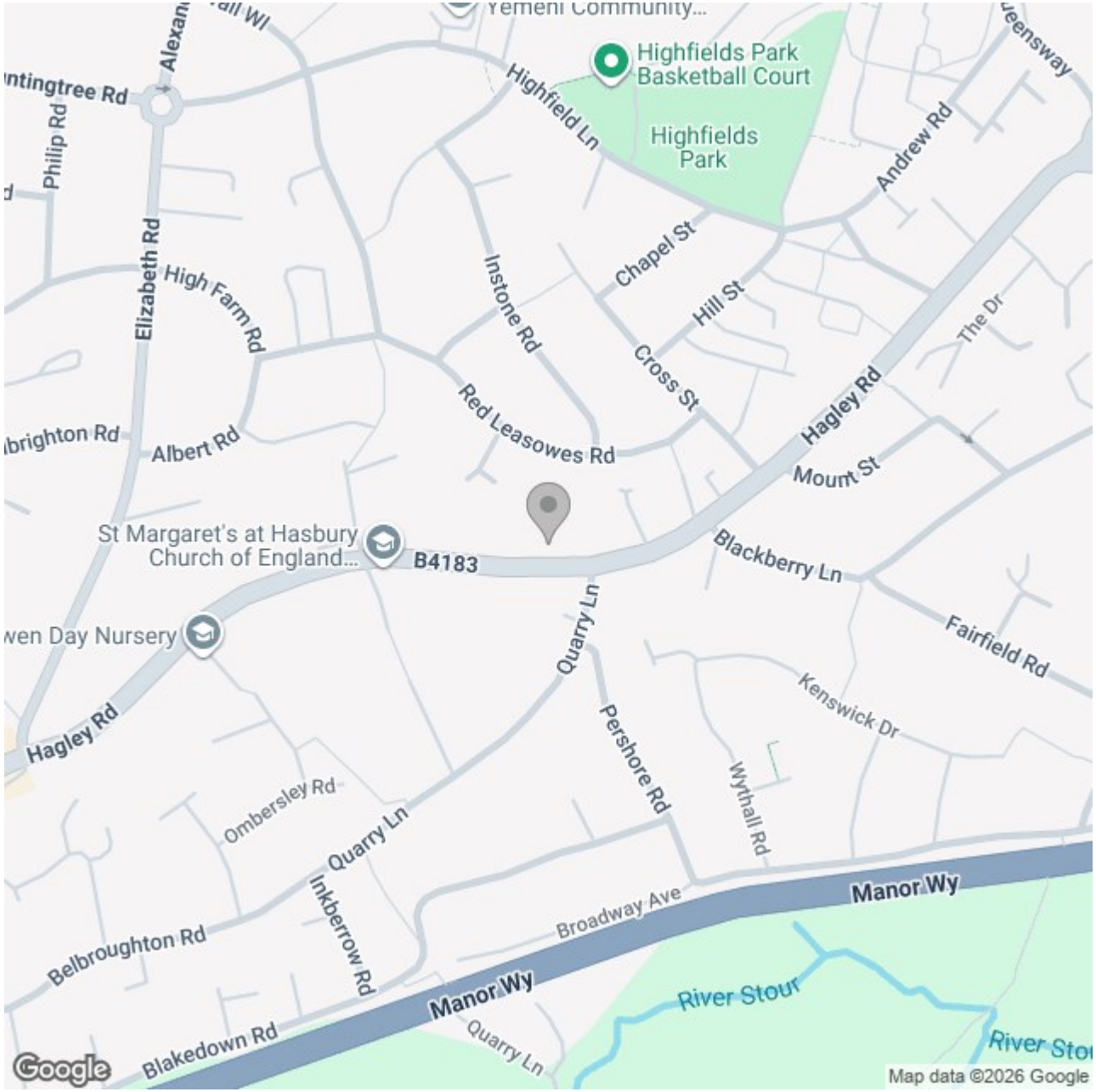
99.4 m²

1069 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		
(69-80) C		79
(55-68) D	66	
(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.