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12 Oxenton Croft

Hayley Green, Halesowen,

West Midlands

B63 1JX

Offers Over £325,000



This generously extended semi-detached house with NO UPWARD CHAIN is located in the desirable area of Oxenton Croft, Halesowen. Situated in a friendly neighbourhood, this home offers a wonderful opportunity to enjoy both comfort and practicality.

The property itself has a garage store and driveway to the front, with an entrance porch leading into the hallway. The downstairs offers a cosy front facing lounge, open plan living area with space for a dining, living and kitchen area. The kitchen is fitted with integrated appliances and has an inner hall to the utility and downstairs shower room, converted using some of the garage space. Upstairs are three bedrooms and a family bathroom. The garden is tiered with a variation of patio and stone chippings.

With its appealing features and excellent location, this semi-detached house is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home. JH 17/04/2026 V2 EPC=B







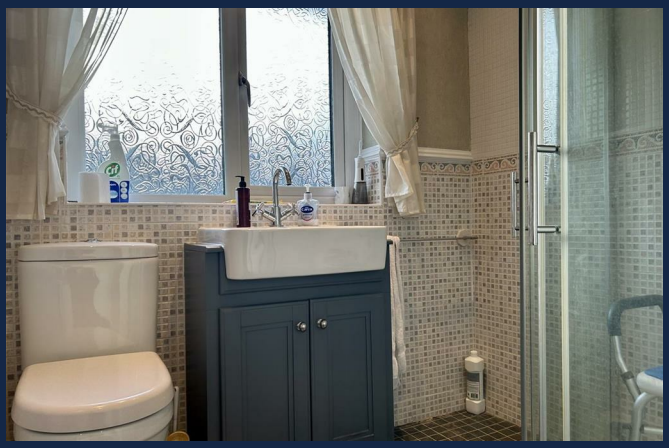













Approach
The property is approached via a block paved driveway with a variety of established shrubs to the front. Double opening double glazed doors lead into the entrance porch.

Entrance Porch
The entrance porch benefits from a double glazed window to the side and a door leading into the entrance hall.

Entrance Hall
Featuring a central heating radiator, dado rails, staircase rising to the first floor and a door leading into the lounge.

Lounge 15'1" x 11'9" (4.6 x 3.6)
The lounge offers a double glazed bow window to the front, central heating radiator, dado rails and a door opening into the open plan living area.

Open-Plan Living/Kitchen/Dining Area 18'0" x 23'11" (5.5 x 7.3)
A bright and modern open-plan space featuring five-fold doors opening to the rear garden, a double-glazed window to the rear, a double-glazed skylight, inset ceiling light points, and picture rails. The kitchen area is fitted with matching wall and base units with square edge work surfaces and co-ordinated splashbacks. A single-basin sink with mixer tap and drainer, dishwasher, oven, microwave, fridge freezer, induction hob with extractor over. Additional features include two central heating radiators, an understairs storage cupboard housing the fuse box, and a doorway leading into the inner hall.







Inner Hall
Providing access to the utility room and downstairs shower room.

Downstairs Shower Room
Comprising a double glazed obscure window to the side, vertical heated towel rail, vanity style wash hand basin with mixer tap, low level flush WC, and shower enclosure.

Utility Room 4'7" x 7'10" (1.4 x 2.4)
The utility room features a double glazed obscure window to the side, central heating radiator, wash hand basin with mixer tap and drainer, and space and plumbing for white goods.

First Floor Landing
The landing offers a double glazed obscure window to the side, loft access housing the solar panel equipment, an airing cupboard housing the boiler, and doors leading to three bedrooms and the family shower room.

Master Bedroom 8'2" x 13'1" (2.5 x 4.0)
The principal bedroom benefits from a double glazed window to the front and a central heating radiator.

Bedroom Two 10'2" x 8'6" (3.1 x 2.6)
Featuring a double glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Three 9'10" x 6'6" (3.0 x 2.0)
Offering a double glazed window to the front, central heating radiator and a stair bulkhead.

Family Shower Room
Fitted with a double glazed obscure window to the rear, central heating radiator, low-level flush WC, wash hand basin with mixer tap, and a shower enclosure.

Rear Garden
The tiered rear garden is arranged with a combination of patio areas and stone chippings and includes a garden shed.

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 you 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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