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FIND YOUR HOME



62 Westbourne Road
Halesowen,
West Midlands
B62 9NF

Offers In The Region Of £275,000




On Westbourne Road in Halesowen, this delightful semi detached house presents an excellent opportunity for first time buyers. Situated in a desirable area of Halesowen, this property benefits from local amenities, schools, and parks, making it an ideal choice for families. The surrounding community is friendly and welcoming, providing a sense of belonging that is hard to find elsewhere.

The property itself offers a driveway to the front with access into property via the front door. Inside is an entrance hall with access into the open plan living room, with lounge and dining space. The kitchen is off the dining space with solid wood cabinetry and under stairs pantry. Upstairs are three bedrooms and a family bathroom. The garden is a blank canvas with lawn, patio and access to the front via a side path.

With its generous living spaces, three bedrooms and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own. JH 26/10/2026 EPC=D


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Approach
Via a block paved driveway leading to the front door into the entrance hall.

Entrance hall
Stairs to first floor accommodation, central heating radiator, door into the through reception room.

Through reception room 25'7" x 8'2" min 13'1" max (7.8 x 2.5 min 4.0 max)
Double glazed bay window to front, double glazed sliding patio door, two central heating radiators, feature gas fire with surround, coving to ceiling, access to kitchen via dining area.

Kitchen 10'5" x 7'10" (3.2 x 2.4)
Double glazed window to rear, double glazed window to side, central heating radiator, half height tiling to walls, solid wood wall and base units with square top surface over and splashbacks to match, integrated oven, gas hob, extractor, sink with mixer tap and drainer, door into storage cupboard housing the electric meter, fuse box and has space for white goods.

First floor landing
Double glazed obscured window to side, loft access, doors into:-

Bathroom
Double glazed obscured window to rear, vertical central heating radiator, low level flush w.c., vanity style wash hand basin with mixer tap, P shaped bath.







Bedroom one 8'2" x 14'5" excluding wardrobes (2.5 x 4.4 excluding wardrobes)
Double glazed bay window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom two 10'5" x 10'2" (3.2 x 3.1)
Double glazed window to rear, central heating radiator.

Bedroom three 7'6" x 6'2" (2.3 x 1.9)
Double glazed window to front, central heating radiator.

Rear garden
Block paved patio area, lawn, hedges, space for shed and bordered by fences.

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 B

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 your 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

GROUND FLOOR




1ST FLOOR




62 WESTBOURNE B62 9NF

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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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