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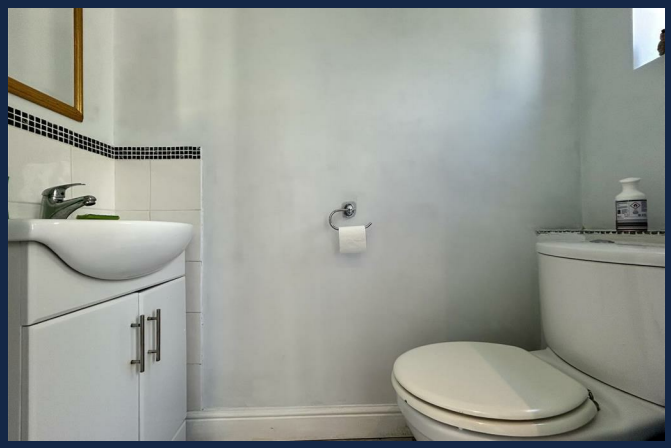
149 Huntingtree Road
Halesowen,
West Midlands
B63 4HS

Offers In The Region Of £350,000

Situated on Huntingtree Road in Halesowen, this semi-detached home presents an excellent opportunity for growing families. This popular area is well regarded for its friendly community atmosphere and convenient access to a range of local amenities, including the shops and services of Halesowen Town Centre and Stourbridge Road, reputable schools such as Huntingtree Primary School, and nearby green spaces including Huntingtree Park.

The property briefly comprises a driveway, entrance porch, and welcoming hallway providing access to the spacious through lounge/dining room and fitted kitchen. Both the kitchen and reception room lead into the conservatory, which enjoys views over the generous rear garden. Accessed via the kitchen, the utility room offers additional space for white goods, access to the downstairs WC, and internal entry to the garage. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom. Outside, the beautifully maintained rear garden features a combination of lawn and patio areas, ideal for both relaxing and entertaining.

Offering spacious accommodation, ample parking, and excellent access to local conveniences, this is a property that truly deserves early viewing. JH 07/05/2026 EPC=D



Approach
Via block paved driveway with hedge to one side and wall to the other, double glazed door into entrance porch.

Entrance porch
Two double glazed windows to front, double glazed obscured door into entrance hal.

Entrance hall
Stairs to first floor accommodation, central heating radiator, doors into under stairs cupboard housing electric meter and fuse box, door way into the kitchen and door to through reception room.

Through reception room 11'9" max 9'10" min x 24'7" (3.6 max 3.0 min x 7.5)
Bay window to front, double glazed French doors to the conservatory with two double glazed windows either side, two central heating radiators, coving to ceiling.

Kitchen 6'10" x 17'0" (2.1 x 5.2)
Double glazed window to rear, central heating radiator, wall and base units with square top marble effect surface over, sink with mixer tap and drainer, space for Range style cooker, hood over, door ways into the utility and conservatory.

Utility 14'5" x 7'2" max 3'11" min (4.4 x 2.2 max 1.2 min)
Double glazed door to rear, wall and base units with roll top surface over, splashback tiling to walls, sink with drainer, space for washing machine, door into downstairs w.c., door into garage.

Downstairs w.c.
Double glazed obscured window to rear, low level flush w.c., vanity style wash hand basin with mixer tap.

Garage 17'4" x 7'6" (5.3 x 2.3)
Double opening doors, housing the gas meter and has power.

Conservatory 13'9" x 9'6" (4.2 x 2.9)
Double glazed French doors to side, double glazed windows to surround with part obscured windows, corrugated roof.

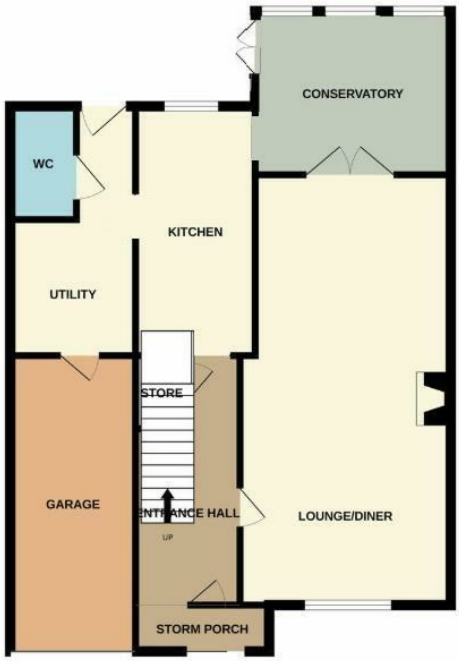
First floor landing
Double glazed obscured window to side, loft access and doors into three bedrooms and bathroom.

Bathroom
Double glazed obscured window to rear, central heating radiator, cupboard housing central heating boiler, double glazed obscured window to side, low level flush w.c., pedestal wash hand basin with mixer tap, P shaped bath with electric shower over.

Bedroom one 11'1" x 13'1" (3.4 x 4.0)
Window to front, central heating radiator, fitted wardrobes.

Bedroom two 10'9" x 10'9" max 10'5" min (3.3 x 3.3 max 3.2 min)
Double glazed window to rear, central heating radiator.

GROUND FLOOR




1ST FLOOR

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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Bedroom three 10'2" x 7'2" (3.1 x 2.2)
Window to front, central heating radiator, stair bulk head with fitted wardrobe over.

Rear gaden
Slabbed patio area, raised beds with mature shrubs, extensive lawn with well established bushes, shrubs and trees and space to the rear of 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.

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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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