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136 Park Road
Halesowen,
West Midlands
B63 2NR

Offers In The Region Of £250,000

Located on Park Road in Halesowen, this delightful detached bungalow offers a perfect balance of tranquillity and convenience, with excellent access to local amenities and transport links. The property is ideally positioned near shops and bus links of Colley Lane.

Occupying a generous corner plot, the property benefits from access to parking and a garage via Burfield Road. Internally, the bungalow comprises an entrance hall with doors leading to the kitchen, lounge, two well-proportioned bedrooms and a shower room. The kitchen also provides access to a side passage, which in turn leads to the private rear courtyard garden.

With its spacious plot, practical layout and prime location close to Halesowen College and local transport connections, this property is ideally suited to those looking to downsize or seeking a fresh start. This charming bungalow presents a wonderful opportunity to enjoy comfortable living in a well-connected part of Halesowen. JH 14/04/2026 EPC=D

Approach
Access via Burfield Road with a gate into the garden, further gate to the block paved driveway to the rear garden. the front garden is lawned with hedgerow, slabbed patio leading to double glazed obscured front door into entrance hall.

Entrance hall
Loft access, central heating radiator, coving to ceiling, doors into kitchen, lounge, bathroom and two bedrooms.

Lounge 13'1" max 10'9" min x 16'4" (4.0 max 3.3 min x 5.0)
Double glazed bay window to front, two central heating radiators, coving to ceiling, ceiling rose, fireplace surround.

Kitchen 7'10" x 11'9" (2.4 x 3.6)
Window to front, central heating radiator, matching wall and base units with roll top surface over, sink with mixer tap and drainer, integrated oven, gas hob, extractor, integrated washing machine, coving to ceiling, obscured door to side.

Bathroom
Double glazed obscured window to side, low level flush w.c., pedestal wash hand basin, electric shower, cupboard housing central heating boiler.

Bedroom one 9'2" x 13'9" (2.8 x 4.2)
Window to rear, coving to ceiling, central heating radiator, fitted wardrobes.

Bedroom two 6'6" x 12'5" (2.0 x 3.8)
Window to rear, coving to ceiling, central heating radiator.

Detached garage 16'0" x 8'2" (4.9 x 2.5)
Up and over door to front and power.

Rear garden
Slabbed area with access to driveway and raised beds housing a variety of plants and shrubs.

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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