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# 20 Welbeck Close
# Halesowen,
# West Midlands
# B62 8PX

## Offers In The Region Of £350,000



Welbeck Close is pleasantly situated within a peaceful residential neighbourhood, offering a strong sense of community whilst remaining conveniently close to local amenities, well-regarded schools and nearby parks. Ideal for those seeking a home that combines comfort with practicality, this beautifully presented detached bungalow is offered for sale with no upward chain and must be viewed internally to be fully appreciated.

The well-planned and spacious accommodation comprises a welcoming reception hall leading to two generous double bedrooms, a modern family bathroom, a fitted kitchen, and a bright and airy lounge with dining area, perfect for both everyday living and entertaining.

Externally, the property enjoys a delightful rear garden, along with gated access to a driveway and detached garage, providing privacy as well as excellent off-road parking and storage.

The property is conveniently located close to Junction 3 of the M5, offering excellent access to the wider motorway network. It is also within easy reach of the historic Leasowes Park, highly regarded primary and secondary schools, and benefits from strong public transport links. Railway stations at Cradley Heath, Old Hill and Rowley Regis provide access to the Worcester to Birmingham line, while regular bus services operate to Birmingham City Centre and surrounding areas. JH 14/09/2026 V3




















Approach
Via a slabbed pathway through lawn leading to side door. Double glazed obscure door into entrance hall.

Entrance hall
Central heating radiator, loft access, coving to ceiling, doors into lounge diner, kitchen, family bathroom, two bedrooms and airing cupboard.

Kitchen 7'6" x 13'1" (2.3 x 4.0)
Double glazed window to side, serving hatch into dining area, central heating radiator, fuse box, integrated fridge and freezer, integrated washing machine and dishwasher, one and a half bowl sink with mixer tap and drainer, matching wall and base units with roll top surface over, splashback tiling to walls, integrated oven, integrated microwave, central heating boiler.

Lounge diner 21'7" max 9'10" min x 9'10" min 17'8" max (6.6 max 3.0 min x 3.0 min 5.4 max)
Double opening French doors to rear, three double glazed windows to rear, two central heating radiators, feature fireplace with surround, coving to ceiling, ceiling rose and serving hatch to kitchen.

Bathroom
Vertical central heating towel rail, w.c., pedestal wash hand basin with mixer tap, bath with shower over, door into storage cupboard.











Bedroom one 13'9" x 8'6" (4.2 x 2.6)
Double glazed window to front, central heating radiator, coving to ceiling.

Bedroom two 8'6" x 13'9" (2.6 x 4.2)
Double glazed window to front, central heating radiator, coving to ceiling.

Rear garden
Slabbed pathway to the rear drive via a lawn with beds housing a variety of different shrubs, side passage to front, access to garage via a double glazed obscured door.

Garage
Up and over garage door.

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 D

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.




TOTAL FLOOR AREA : 920 sq.ft. (85.5 sq.m.) approx.

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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