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38 Portsdown Road
Halesowen,
West Midlands
B63 1HR

Offers In The Region Of £260,000

On the popular Squirrels estate, this property presents excellent opportunity for first time buyers looking to settle in a desirable location. The location is particularly advantageous, offering a blend of suburban tranquillity and accessibility to local amenities. Residents can enjoy nearby parks, shops, and schools, making it a well-rounded choice for everyday living.

The property itself offers a driveway to the front. Internally is the porch, which provides access into the entrance hall. The reception room and kitchen-diner complete the downstairs, with the kitchen being rear facing and overlooking the landscaped garden. Upstairs are two bedrooms and a family bathroom. The garage can be accessed via a door in the garden and the front garage door.

With its practical layout, two bedrooms, and generous parking, it is a property that promises comfort and convenience in equal measure. Do not miss the chance to make this charming house your new home. JH 21/05/2026 EPC=D

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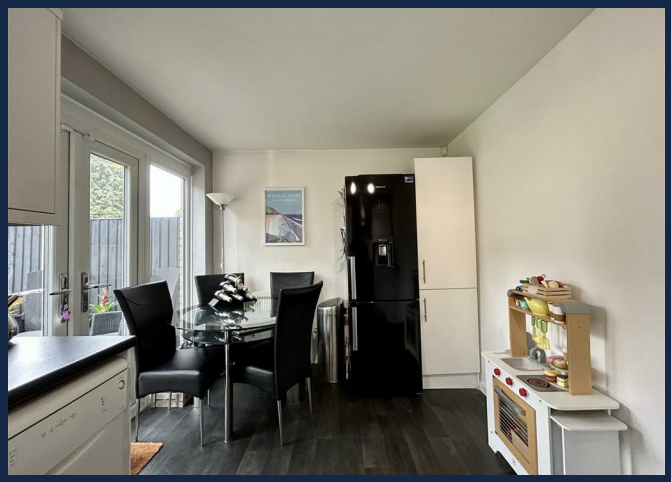

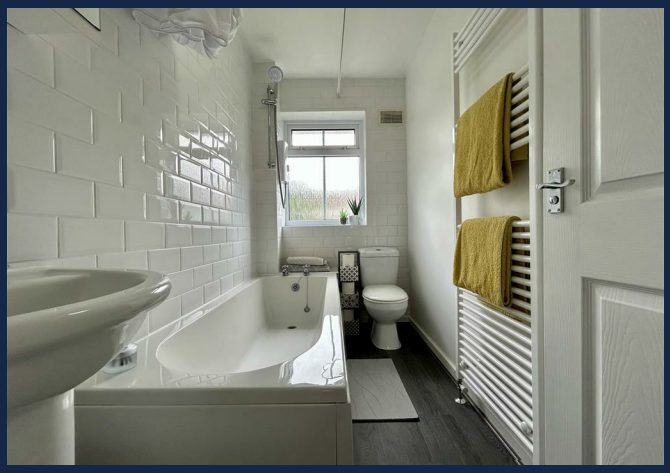

Approach
Via a block paved driveway with block paved step up to the double glazed obscured front door into entrance porch.

Entrance porch
Door to storage cupboard housing fuse box and electric meter, glass door into entrance hall.

Entrance hall
Stairs to first floor accommodation, vertical central heating radiator, door into lounge.

Lounge 16'0" x 9'10" (4.9 x 3.0)
Double glazed bay window to front, central heating radiator, coving to ceiling, feature electric fireplace, door into the under stairs storage cupboard, door into kitchen.

Kitchen 13'1" x 8'6" (4.0 x 2.6)
Central heating radiator, double glazed window to rear, double glazed French doors to rear, matching high gloss wall and base units with roll top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, space for washing machine and dishwasher, sink with mixer tap and drainer, space for fridge freezer.

First floor landing
Loft access, double glazed obscured window to side, doors to airing cupboard housing the central heating boiler, two bedrooms and bathroom.

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Bathroom
Double glazed obscured window to rear, vertical central heating towel rail, pedestal wash hand basin with mixer tap, bath with electric shower over, low level flush w.c.

Bedroom one 13'1" max 10'2" min x 12'9" max 9'10" min (4.0 max 3.1 min x 3.9 max 3.0 min)
Two double glazed windows to front, central heating radiator. The stair bulk head is in this room.

Bedroom two 11'5" x 8'6" (3.5 x 2.6)
Double glazed window to rear, central heating radiator.

Rear garden
Decking area with lawn and raised beds with stone chippings and having a variety of shrubs, double glazed obscured door into gaage.

Garage
Up and over door to front and power.

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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