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# 23 Ribbesford Close
# Halesowen,
# B63 2AR

## Offers In The Region Of £290,000



Situated within the quiet cul-de-sac of Ribbesford Close, Halesowen, this beautifully presented semi-detached home offers an excellent opportunity for families and first-time buyers alike. Finished to a high standard throughout, the property provides true turn-key accommodation, combining modern style with practical living.

To the front, the property benefits from a generous driveway providing off-road parking for multiple vehicles. Entry is gained via the front door into the bright and welcoming dining room, which offers stairs rising to the first floor and access to the spacious main lounge. Positioned to the rear of the property, the lounge enjoys views over the garden and features patio doors opening onto the outdoor space, creating a light and airy atmosphere. The modern kitchen is complemented by a useful lean-to at the side of the property, providing convenient access to both the front and rear gardens - ideal for everyday practicality and keeping outdoor mess to a minimum. To the first floor, the property offers three well-proportioned bedrooms alongside a contemporary family bathroom with bath and shower. Externally, the rear garden has been thoughtfully designed for low maintenance, featuring artificial lawn and a patio area, perfect for relaxing or entertaining.

Combining stylish interiors, practical amenities and a peaceful location, this superb home is ready to move straight into while still offering scope to make it your own. JH 11/05/2026 EPC=D










The
Family


The
Family








Approach
Via a tarmacadam driveway with block paved borders and a variety of mature shrubs, double glazed front door leads to front reception room.

Front reception room 14'9" x 7'6" min 10'2" max (4.5 x 2.3 min 3.1 max)
Central heating radiator, stairs to first floor accommodation, under stairs storage, double glazed bow window to front, door into rear reception room.

Rear reception room 16'8" x 10'9" min 11'9" max (5.1 x 3.3 min 3.6 max)
Currently being used as the lounge has double glazed sliding patio door to rear, two central heating radiators, feature gas fire with surround, door into the kitchen.

Kitchen 14'9" x 6'6" (4.5 x 2.0)
Central heating radiator, double glazed window to rear, double glazed window into the lean-to, double glazed obscured door into lean-to, wall and base units with roll top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for washing machine, integrated oven, gas hob, extractor, integrated under counter fridge and freezer.

Lean-to
Corrugated plastic roof, double glazed obscured door to rear and front, internal door to garage.













GROUND FLOOR




1ST FLOOR




23 RIBBESFORD CLOSE, HALESOWEN, B63 2AR

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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Garage 17'0" x 7'10" (5.2 x 2.4)
Double opening doors, housing the fuse box, central heating boiler, gas and electric meter.

First floor landing
Loft access with doors into three bedrooms and bathroom.

Bedroom one 12'5" x 10'9" (3.8 x 3.3)
Double glazed window to rear, central heating radiator, half height panelling to one wall, fitted wardrobes with sliding doors.

Bedroom two 12'1" x 8'10" (3.7 x 2.7)
Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom three 6'6" x 8'10" (2.0 x 2.7)
Double glazed window to front, central heating radiator, panelling to one wall and has the stair bulk head.

Bathroom
Double glazed obscured window to rear, central heating radiator, shower, pedestal wash hand basin with mixer tap, bath with mixer tap and low level flush w.c.

Rear garden
Tiered garden with slabbed patio area, stone chipping borders, slab steps to artificial lawn with a variety of shrubs to borders, shed and raised beds to rear.

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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