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33 Blackberry Lane
Halesowen,
B63 4NY

Offers In The Region Of £265,000




On Blackberry Lane in Halesowen, this delightful terraced home perfectly combines comfort and convenience. Boasting two welcoming reception rooms, the property offers generous space for both relaxing and entertaining, making it ideal for families or those seeking a cosy yet versatile home.

Situated in a prime residential area, the property is within easy reach of Halesowen town centre, well-regarded schools and local parks, ensuring everyday amenities are close at hand.

The home features an attractive frontage adorned with a variety of mature shrubs. Entry is gained via a side door into a useful entrance porch with storage. From here, a doorway opens into a spacious through reception room, which provides access to the shared courtyard, kitchen, and inner hallway. The fitted kitchen offers practical workspace and leads through to the family bathroom, complete with both a bath and separate shower. The inner hall houses the staircase to the first floor and provides access to the front dining room, offering flexible living arrangements. Upstairs, there are three well-proportioned bedrooms, each providing comfortable accommodation. Externally, the private rear garden is mainly laid to lawn and includes a brick-built shed for additional storage.

With its charming character, practical layout, and sought-after location, this appealing home is sure to attract a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer. JH 24/02/2026 V1 EPC=D




















Approach
The property is approached via a walled frontage laid to stone chippings, planted with a variety of shrubs. Access is gained through a side entrance door located within the shared access serving Nos. 31 and 33. The side door leads into the entrance porch.

Entrance porch
With bifold style doors opening into a fitted storage area housing the fuse box. A further doorway leads into the main living accommodation.

Reception room 11'1" x 20'4" (3.4 x 6.2)
A spacious reception room featuring two double-glazed obscure windows to the side, a double glazed obscure door to the side, and a further double-glazed window to the rear. There is a central heating radiator and a feature fireplace with wooden surround. Doors lead to the kitchen and to the inner hall.

Kitchen 8'2" x 10'2" (2.5 x 3.1)
Fitted with matching wall and base units with roll top work surfaces and coordinating splashbacks. Includes a single bowl sink with mixer tap and drainer, oven with hob over, space and plumbing for a washing machine, and space for a fridge freezer. A double glazed window is positioned to the side, and a door leads into the shower room.







Bathroom
Comprising a double glazed obscure window to the side, central heating radiator, and double opening doors to a storage cupboard housing the boiler. The suite includes a bath with mixer tap and tiled surround, vanity style wash hand basin with mixer tap, w.c. and a separate shower with monsoon head.

Inner hall
With stairs rising to the first floor and a door leading into the front reception room.

Front reception room 10'5" max 8'2" min x 11'9" (3.2 max 2.5 min x 3.6)
Featuring a double glazed window to the front and a central heating radiator.

First floor landing
Providing access to three bedrooms.

Bedroom one 11'9" max 10'5" min x 11'9" (3.6 max 3.2 min x 3.6)
Double glazed window to front, central heating radiator

Bedroom two 11'9" max 10'5" min x 11'9" (3.6 max 3.2 min x 3.6)
With a double glazed window to the rear, central heating radiator, and fitting storage.

Bedroom three 12'1" x 7'2" (3.7 x 2.2)
Double glazed window to front, central heating radiator.

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 B

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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