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3 Kelwood Drive
Halesowen,
West Midlands
B63 3SB

Offers Over £325,000



Situated on the popular Kelwood Drive in Halesowen, this delightful semi detached family home offers three well proportioned bedrooms and well-presented living accommodation, making it an ideal choice for families, first time buyers or those looking to downsize.

The property is set within a friendly and established residential neighbourhood, conveniently positioned for the amenities of Stourbridge Road, well regarded local schools and the popular Haden Hill Park. Externally, the property benefits from ample off road parking, including a block paved driveway, carport and garage. The accommodation is accessed via the carport, leading into the entrance hall with doors opening into the kitchen and front reception room. The front reception room features dual aspect windows, creating a bright and welcoming space. The versatile rear reception room is accessed via the kitchen and offers a range of possibilities, making an ideal dining room, snug or home study depending on the needs of the new owner. To the first floor are three well proportioned bedrooms and a shower room. Outside, the garden can be accessed from either the carport or rear reception room and has been designed for ease of maintenance, featuring an artificial lawn and raised decking patio area, providing a pleasant space for outdoor seating and entertaining.

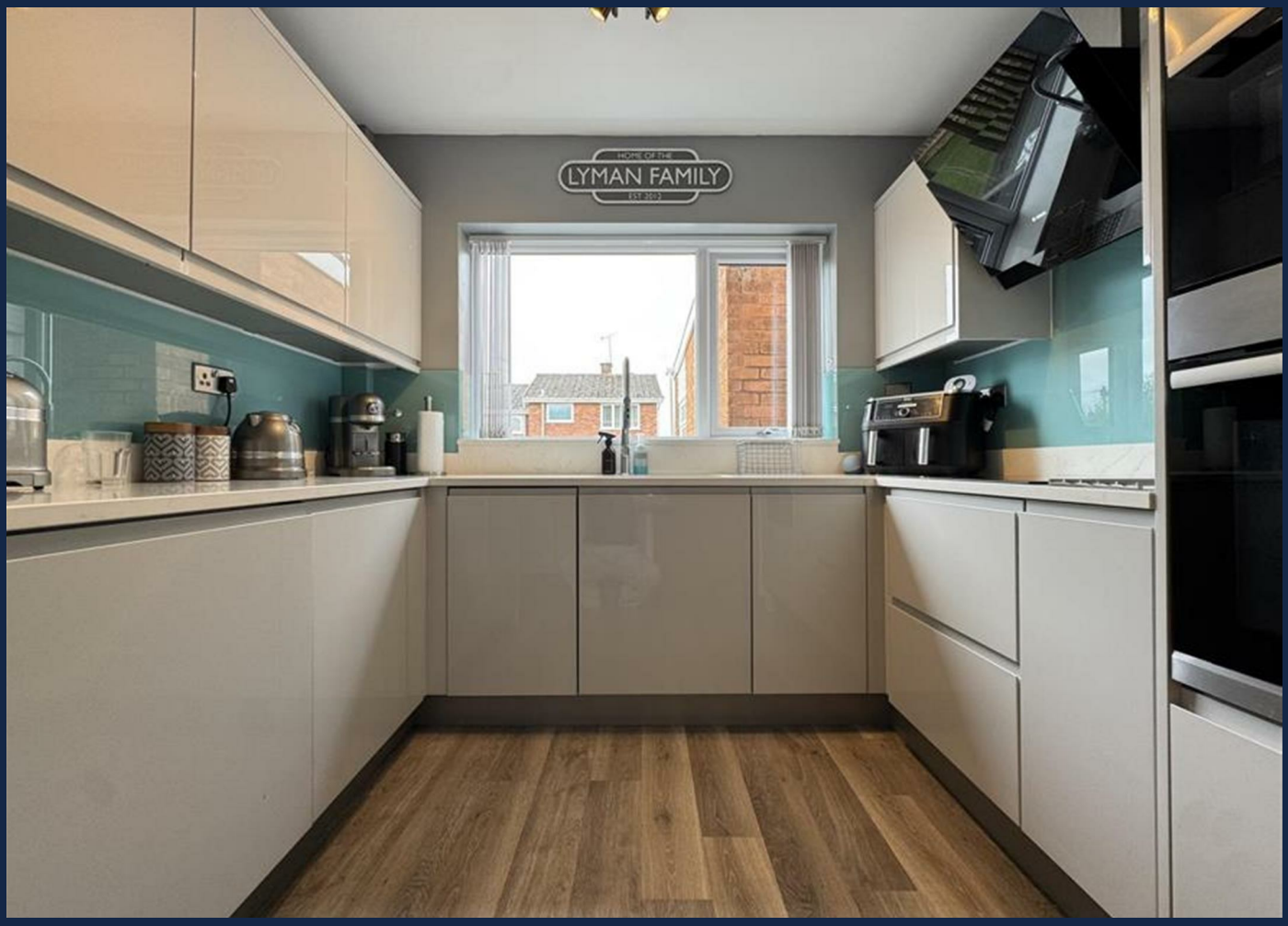
Offering comfortable and versatile accommodation in a desirable Halesowen location, this property presents an excellent opportunity for those seeking a well located family home or a convenient property for downsizing. JH 17/09/2026 V1 EPC=C



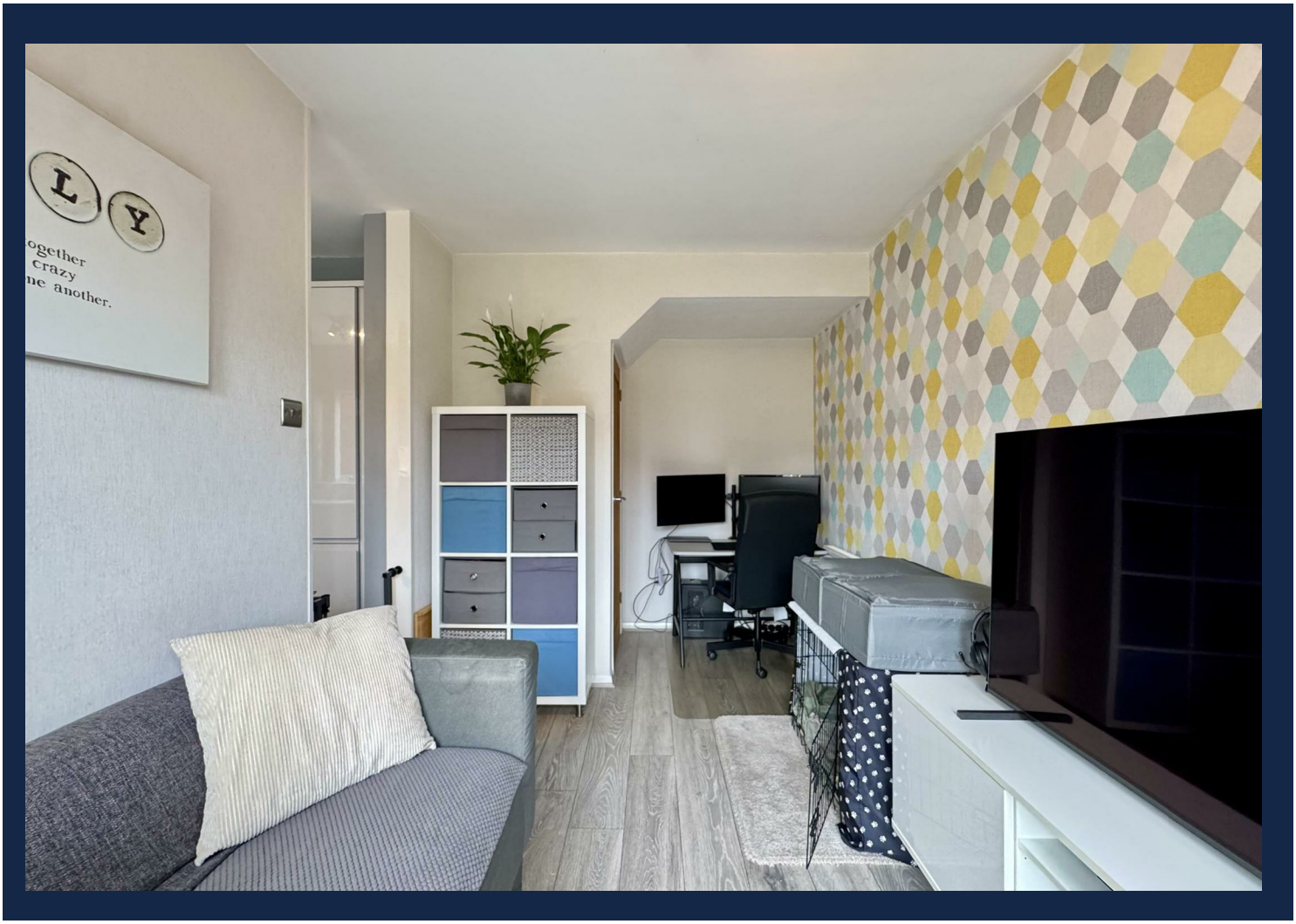







HOME OF THE
LYMAN FAMILY
EST 2012


FAMILY



Approach
Via a block paved driveway, access to car port via double opening garage doors. The carport houses the electric meter and fuse box and provides access to garage and the garden via the double glazed door to side.

Entrance hall
Accessed via double glazed front door from the carport, double glazed obscured window into the carport, stairs to first floor accommodation, central heating radiator, doors into the reception room and kitchen, Karden flooring.

Kitchen 8'2" min 10'2" max x 8'10" (2.5 min 3.1 max x 2.7)
Double glazed window to rear, gloss wall and base units with square top quartz surface over, splashbacks, inset one and a half bowl sink with mixer tap and drainer, integrated fridge, slim line dishwasher, double oven and induction hob, extractor, gas meter, Kardean flooring, door way into the study/snug.

Front reception room 13'1" max 9'10" min x 7'10" min (4.0 max 3.0 min x 2.4 min)
Double glazed window to front and side, coving to ceiling, central heating radiator, feature gas fireplace with wood surround.

Dining room/ Study/ Snug 10'9" max x 9'10" max (3.3 max x 3.0 max)
Double glazed French doors to the rear, central heating radiator, door to under stairs storage.




HOLTE END
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First floor landing
Loft access housing central heating boiler, doors into three bedrooms, family bathroom and airing cupboard having fitted storage.

Bedroom one 8'2" x 6'6" (3.2 x 3.2)
Double glazed window to rear, coving to ceiling, central heating radiator, door to built in storage.

Bedroom two 9'10" x 10'5" (3.0 x 3.2)
Double glazed window to front, central heating radiator, double glazed window to side, built in storage cupboard.

Bedroom three 10'5" x 10'5" (2.5 x 2.0)
Double glazed window to front, central heating radiator.

Shower room
Double glazed obscured window to rear, vertical central heating towel rail, vanity set including low level flush w.c. and wash hand basin with mixer tap, walk in double shower with monsoon head over.

Rear garden
Decked patio area, artificial lawn, access to the garage, double glazed obscured door into carport, block paved pathway and patio to the rear.

Garage
Space for washing machine and tumble dryer, double glazed obscured window to the side, outdoor tap.

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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