

Grove.

FIND YOUR HOME



55 Wicklow Close
Halesowen,
West Midlands
B63 1HX

Offers In The Region Of £179,950



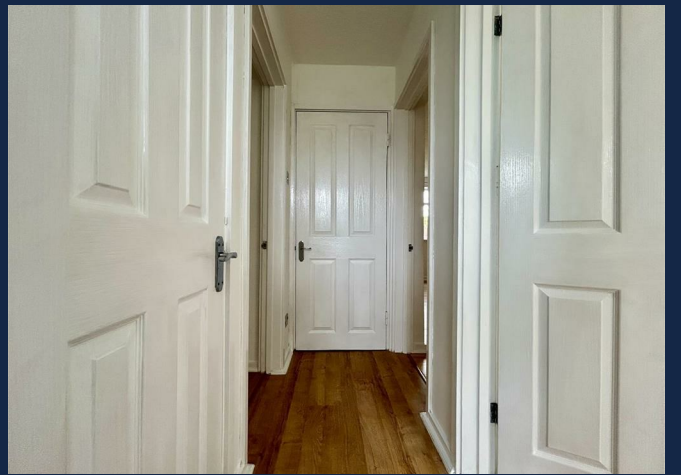
Tucked away on the sought-after Wicklow Close within the popular Squirrels estate in Halesowen, this delightful ground floor maisonette presents an excellent opportunity for first time buyers or those looking to downsize into a peaceful, well-connected neighbourhood.

The Squirrels estate is highly regarded for its quiet surroundings and proximity to well-respected schools, open green spaces, and scenic walking routes. Halesowen town centre is just a short drive away, providing a wide range of amenities including ASDA, gyms, cafés and transport links, offering convenience without compromising on tranquillity.

Approaching the property, you're welcomed by a neat front lawn and pathway leading to the private entrance. Inside, the home comprises an entrance porch, a spacious reception room with a charming bow window that enjoys a private outlook and a well-appointed kitchen with direct access to the beautifully maintained rear garden. The inner hallway features two useful storage cupboards and leads to two well-proportioned bedrooms and a modern bathroom. The layout is practical and versatile, making this home suitable for a variety of lifestyles.

With its blend of comfort, location and outdoor space, this maisonette represents a rare chance to secure a home in one of Halesowen's most desirable pockets. Whether you're an investor looking for strong rental potential or a buyer seeking a peaceful place to call home, this property deserves your attention. JH 06/05/2026 V2 EPC=E







Approach

Via a lawned frontage with slabbed pathway leading to double glazed obscured front door leading into entrance porch.

Porch

Door way into reception room.

Lounge 19'0" max 16'0" min x 10'2" (5.8 max 4.9 min x 3.1)

double glazed bow window to front, electric storage heater, electric fire with surround, door into kitchen and door to inner hall.

Kitchen 7'10" x 8'10" (2.4 x 2.7)

Double glazed window to rear and double glazed obscured door to rear, wall and base units with roll top surface over, splashback tiling to walls, integrated oven, hob, extractor, sink with drainer, space for washing machine and fridge freezer.

Inner hall

Doors to under stairs storage, airing cupboard housing water tank, doors to two bedrooms and bathroom.

Bedroom one 15'8" x 8'10" (4.8 x 2.7)

Double glazed window to front, storage heater.



Bedroom two 9'2" x 9'2" (2.8 x 2.8)
Double glazed window to rear, storage heater.

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

Private garden
Having slabbed patio area, lawn, shed and has fence and hedging borders.

Garage
There is a garage en block to the property.

Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is 999 years from 25th March 1973. The ground

rent is included within the service charge which is £55.00 per annum. The ground rent is £64.00 per half year.

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.

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



TOTAL FLOOR AREA : 550 sq.ft. (51.1 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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