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FIND YOUR HOME



3 Hanbury Close
Halesowen,
West Midlands
B63 4NJ

Offers In The Region Of £340,000



Situated on Hanbury Close, Halesowen, this well-proportioned semi-detached home occupies a generous plot at the end of a peaceful cul-de-sac, offering both privacy and a welcoming community setting. The area is highly regarded for its friendly atmosphere and excellent local amenities, with Halesowen Town Centre, schools and parks all within easy reach, making it an ideal choice for families and those seeking a convenient yet tranquil location.

To the front, the property benefits from a gated garden with lawn, driveway and detached garage. The ground floor has been thoughtfully extended to create a spacious kitchen-diner, complemented by a separate utility area for added practicality. The original garage has been converted into a dining room, enhancing the versatile living space ideal for modern family life. At the heart of the home is a particularly spacious L-shaped lounge, perfect for relaxing or entertaining. A further front reception room provides access to the first floor, along with useful storage and a downstairs W.C. Upstairs, there are three well-proportioned bedrooms and a family bathroom, with the third bedroom being notably generous in size - a rare feature in similar homes. The loft is accessed via a ladder and has been carpeted and decorated, offering a versatile additional space suitable for a variety of uses. Externally, the rear garden is attractively slabbed for low maintenance and features a charming pond and summer house, creating an enjoyable outdoor retreat.

In summary, this spacious and adaptable semi-detached home on Hanbury Close presents an excellent opportunity to acquire a comfortable family property in a desirable and convenient Halesowen location. JH 11/02/2026 EPC=C







Approach

Via a gated tarmacadam driveway, garage. slabbed pathway via the lawn to a double glazed front door giving access into:

Entrance hall

Doors into downstairs w.c. and cloakroom/storage cupboard.

Downstairs w.c.

Window to the front, low level flush w.c., central heating radiator, pedestal wash hand basin and loft access.

Front reception room 6'2" min 12'5" max x 15'5" (1.9 min 3.8 max x 4.7)

Double glazed bow window to front, central heating radiator, coving to ceiling, further central heating radiator, stairs to first floor, glass door to rear reception room.

Rear reception room 17'8" max 7'6" min x 11'5" (5.4 max 2.3 min x 3.5)

Double glazed window to rear, central heating radiator, coving to ceiling, feature fire with wooden surround, archway to dining area, glass door to kitchen and further door to dining room.

Dining room 15'5" x 7'6" (4.7 x 2.3)

Double glazed bow window to rear, central heating radiator, coving to ceiling, ceiling rose, feature panelling.











Kitchen diner 17'8" max 5'10" min x 7'10" min 13'5" max (5.4 max 1.8 min x 2.4 min 4.1 max)

Double glazed window to front, double glazed obscured door to front, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, oven, space for fridge, sink with mixer tap and drainer, door into pantry/storage cupboard, archway into inner hall.

Inner hall

Doors into pantry/storage cupboard and utility space and also leads to rear porch.

Utility space 9'10" x 7'6" (3.0 x 2.3)

Double glazed window to rear, central heating boiler, base units with roll top surface over, space for white goods, sink with drainer.

First floor landing

Loft access with ladders. access to three bedrooms and family bathroom.

Loft Room 20'4" x 11'1" (6.2 x 3.4)

The loft has been carpeted and has eaves storage.

Family bathroom

Double glazed obscured window to side, vertical central heating towel rail, pedestal wash hand basin with mixer tap, low level flush w.c., bath with mixer tap and door into eaves storage cupboard and shower.

Bedroom one

Double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom two 9'6" x 13'5" (2.9 x 4.1)

Double glazed window to front, central heating radiator, fitted storage shelf and fitted wardrobes.

Bedroom three 12'5" x 7'6" (3.8 x 2.3)

Double glazed window to rear, central heating radiator.

Rear garden

The garden offers slabbed patio with slabbed path and stone chipping borders, feature pond, further patio area to the rear with a summer house.

Garage 18'0" x 9'10" (5.5 x 3.0)

Up and over to front, double glazed window to side, double glazed window 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 E

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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