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FIND YOUR HOME

37 Firth Park Crescent
Hurst Green, Halesowen,
West Midlands
B62 9PG

Offers In The Region Of £375,000

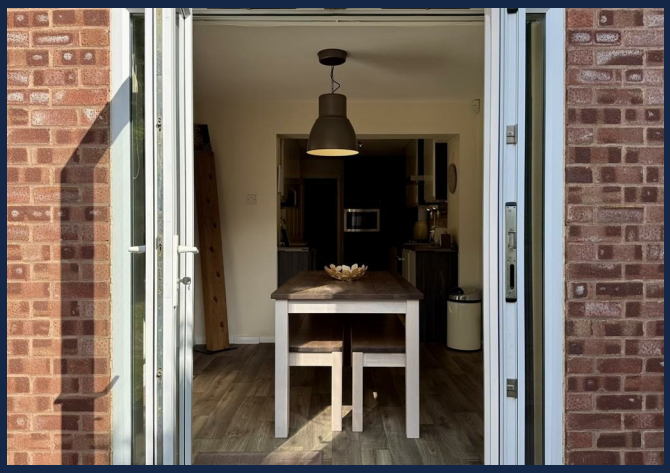
Situated on Firth Park Crescent in Halesowen, this immaculately presented and extended detached home offers generous and versatile accommodation, including four well proportioned bedrooms and a useful downstairs study. The property is ideally located for families, with easy access to the amenities of Halesowen Town, Rowley Regis Train Station and the popular Leasowes Park. The surrounding area also offers a friendly community atmosphere, making this an appealing place to settle.

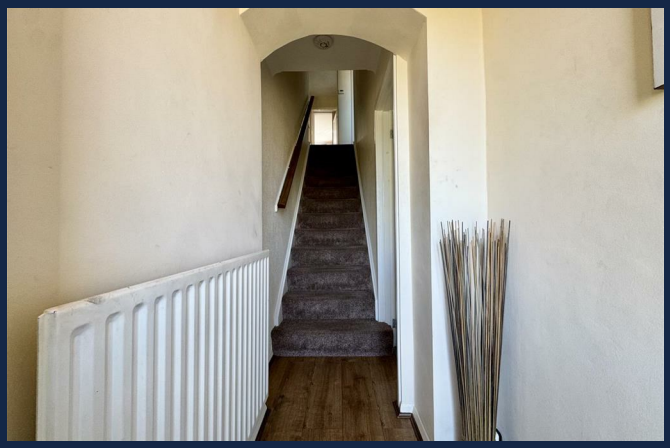
The property benefits from a driveway to the front, providing parking for multiple vehicles. Internally, an entrance hall leads into the spacious through lounge diner, which features French doors opening onto the rear garden. The modern fitted kitchen is equipped with integrated appliances and offers ample space for a dining table.

An inner hallway provides access to the useful study and downstairs W.C. Upstairs, the property offers four generously sized bedrooms and a family bathroom, providing excellent accommodation for a growing family. Outside, the rear garden provides a blank canvas, with a combination of patio and lawn offering plenty of scope for the new owners to personalise and create their ideal outdoor space.

With its spacious accommodation, modern presentation and desirable location, this extended detached home offers an excellent opportunity for families looking for their next home in Halesowen. JH 24/08/2026 EPC=C

Family
Where Life Begins
and Love Never Ends





Approach
Via a tarmacadam driveway with access to double glazed obscured front door leading to entrance hall.

Entrance hall
Stairs to first floor accommodation, central heating radiator, door into through reception room.

Through reception room 31'2" x 8'6" min 11'9" max (9.5 x 2.6 min 3.6 max)
Double glazed bow window to front, double glazed French doors to rear, coving to ceiling, ceiling roses, feature fireplace with surround, two central heating radiators, door into under stairs storage cupboard and door into the kitchen.

Kitchen diner 23'3" x 8'10" max 7'2" min (7.1 x 2.7 max 2.2 min)
Double glazed French doors to rear, double glazed obscured door to side, central heating radiator, double glazed window to side, gloss wall and base units, square top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, washing machine, tumble dryer, fridge freezer and microwave, oven and extractor, door into the inner hall.

Inner hall
Central heating radiator, doors into the downstairs w.c. and study.

Downstairs w.c.
Wash hand basin with mixer tap, low level flush w.c.

MAN CAVE
My Cave, My Rules
NO Women
Refreshments
Welcome

HAVE YOU SEEN THIS WIZARD?
MYROOM

8

Study 7'2" x 7'2" (2.2 x 2.2)
Double glazed obscured window to the side, central heating radiator, cupboard housing the fuse box.

First floor landing
Loft access and doors into bedrooms, bathroom and airing cupboard housing the central heating boiler.

Bedroom one 14'1" x 8'10" (4.3 x 2.7)
Double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom two 8'10" x 9'10" (2.7 x 3.0)
Double glazed window to rear, central heating radiator.

Bedroom three 8'10" x 8'10" (2.7 x 2.7)
Double glazed window to rear, central heating radiator.

Bedroom four 7'2" x 11'1" (2.2 x 3.4)
Double glazed window to front, central heating radiator.

Bathroom
Two double glazed obscured windows to side, vertical central heating towel rail, vertical central heating radiator, low level flush w.c., bath with mixer tap, vanity style wash hand basin with mixer tap, electric shower.

Rear garden
Slabbed patio area with raised and bordered lawn with a variety of stone chipping and shrubs to the rear, further slabbed with access into the shed.

Garage

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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