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FIND YOUR HOME

95 Kent Road

Halesowen,

West Midlands

B62 8PB

Offers In The Region Of £400,000

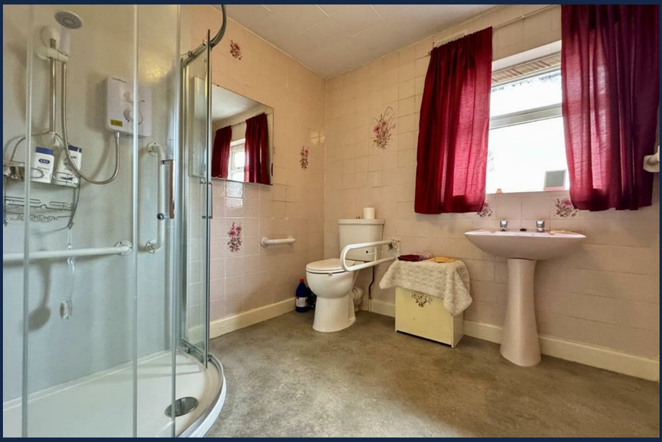
On Kent Road in Halesowen, this detached bungalow is set back from the road on a private slip road, enjoying a desirable location and offering excellent scope for improvement. Situated within a friendly residential community and close to local amenities including the Co op, Leasowes Park and well regarded schools, the property is ideally positioned for those seeking a peaceful yet convenient lifestyle.

The property benefits from a driveway to the front, providing access to both the garage and porch. Internally, an L shaped entrance hall leads to the kitchen, dining room, shower room, pantry and two bedrooms. The rear facing dining room features an attractive archway opening into the lounge, creating a pleasant flow between the living spaces. The garage can also be accessed internally and provides further access to the rear garden. Outside, the garden is a particular highlight, featuring a selection of mature shrubs alongside areas offering a blank canvas for further landscaping and personalisation.

Whether you are looking for a property with the potential to add value, a home to make your own or a bungalow suitable for retirement living, this property offers an excellent opportunity to create a warm and welcoming home in a sought after Halesowen location. JH 02/09/2026 EPC=E


GRANDKIDS
CONNECTIONS






Approach
Via a shared private driveway, tarmacadam private drive with side lawn and shrubs, sliding patio door into the porch.

Porch
Glazed door and windows into the entrance hall.

Entrance hall
Coving to ceiling, central heating radiator, fitted storage, loft access and doors into the pantry/storage cupboard housing the central heating boiler.

Kitchen 12'9" x 10'9" (3.9 x 3.3)
Double glazed windows to front, two double glazed windows to each side, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, integrated oven, hob, space for slim line dishwasher, space for washing machine, two and a half bowl sink with mixer tap, space for fridge.

Shower room
Double glazed obscured window to the side, central heating radiator, pedestal wash hand basin, w.c., walk in electric shower.

Dining room 15'1" x 11'9" (4.6 x 3.6)
Double glazed window to rear, two windows to side, coving to ceiling, central heating radiator, feature archway into the lounge.

Lounge 12'1" max 10'5" min x 15'5" (3.7 max 3.2 min x 4.7)
Double glazed patio door to rear, obscured window to side, central heating radiator, coving to ceiling, open brick feature fire.

Bedroom one 13'1" x 11'9" (4.0 x 3.6)
Double glazed window to front, double glazed window to side, central heating radiator, coving to ceiling, fitted wardrobes and dressing area.

Bedroom two 10'9" x 8'6" (3.3 x 2.6)
Double glazed window to rear, central heating radiator, fitted pull down bed, fitted storage cupboards.

Garage 20'8" x 10'5" (6.3 x 3.2)
Single glazed door, bifold style doors to front, two windows to rear and door to rear, butler sink with hot and cold tap, electric meter and fuse box and plumbing for washing machine.

Garden
Slabbed patio area with raised rockery beds, further slabbed pathway through lawn with shrub borders and shed 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 D

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
1257 sq.ft. (116.8 sq.m.) approx.

TOTAL FLOOR AREA : 1257 sq.ft. (116.8 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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