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14 Barn Close
Hasbury, Halesowen,
West Midlands
B63 4LL

Offers In The Region Of £350,000



On the pleasant cul de sac of Barn Close in the sought after area of Hayley Green in Halesowen, this extended semi detached family home presents an excellent opportunity for those seeking a comfortable and convenient home with plenty of potential. Within easy walking distance of Lutley Primary School, the home benefits from a peaceful residential setting while still being conveniently close to local amenities, schools, and transport links.

The property comprises of a driveway, garage and side access into the garden, porch, entrance hall, through reception room, kitchen-diner, snug/sun room, utility with access to a downstairs w.c., three bedrooms and a family bathroom. The wraparound rear garden offers patio, raised lawn and access into the garage.

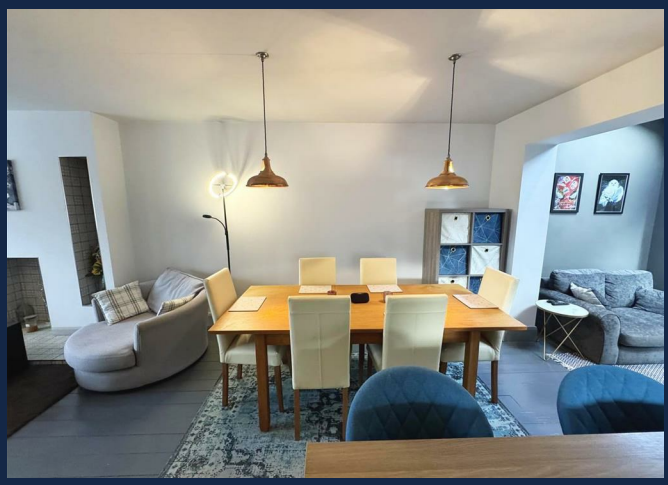
In summary, this pleasant semi detached property on Barn Close offers a wonderful blend of comfort, convenience, and potential. With its spacious layout and ideal location, it is a property not to be missed. Whether you are a first time buyer, or a growing family, this home is sure to meet your needs. JH 20/10/2026 V1 EPC=D























Approach
Via a shared concrete driveway with access to the garage, private stone chipping driveway to the front, double glazed door into the entrance porch.

Porch
With door into the entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, doors into kitchen and living room.

Open plan living room/kitchen/diner 23'11" max 11'5" min x 11'1" min 18'8" max (7.3 max 3.5 min x 3.4 min 5.7 max)

Living room
This open plan into the kitchen and dining area. Double glazed window to front, central heating radiator.

Kitchen area
Breakfast bar, entrance to the snug/sun room, double glazed window to side, vertical central heating radiator, inset ceiling light points, wall and base units with square top wood effect surface over, splashbacks to match, integrated oven, microwave, dishwasher, half height fridge, freezer and hob, extractor, door into the under stairs storage cupboard, door to utility.

Snug/sun room 6'10" x 9'6" (2.1 x 2.9)
Two double glazed skylights, double glazed bifold doors to rear, vertical central heating radiator.




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Utility 5'2" x 6'10" (1.6 x 2.1)
Double glazed skylight, double glazed door to the side, vertical central heating radiator, space for washing machine, tumble dryer and fridge, central heating boiler, door to downstairs w.c.

Downstairs w.c.
Double glazed obscured window to rear, low level flush w.c., wash hand basin with mixer tap.

First floor landing
Double glazed window to the side, loft access, doors into three bedrooms and bathroom.

Bathroom
Double glazed skylight, double glazed window to rear, vertical central heating towel rail, free standing bath with mixer tap, pedestal wash hand basin with mixer tap, low level flush w.c., shower with monsoon head over.

Bedroom one 12'5" x 10'2" (3.8 x 3.1)
Double glazed window to front, central heating radiator, two doors to built in wardrobes.

Bedroom two 11'5" x 10'2" (3.5 x 3.1)
Double glazed window to rear, central heating radiator and wardrobes.

Bedroom three 8'6" x 6'2" (2.6 x 1.9)
Double glazed window to rear, central heating radiator.

Garage 9'6" x 16'0" (2.9 x 4.9)
Up and over door, window to side, pedestrian door to garden.

Rear garden
Slabbed patio and stone chipping patio and raised lawn with sleeper beds, further wood chipping patio area.

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



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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