

Grove.

FIND YOUR HOME



15c Holt Road
Halesowen,
West Midlands
B62 9HG

Offers In The Region Of £220,000



Situated on Holt Road in Halesowen, this semi-detached home offers an excellent opportunity for first-time buyers or small families. Featuring a modern design, an electric vehicle charging point, and ample parking, the property is an ideal first purchase. This popular area of Halesowen benefits from convenient commuter links, including Rowley Regis train station, nearby green spaces such as Leasowes Park, and a range of highly regarded schools. Halesowen town is well known for its friendly community and excellent local amenities, with easy access to the M5 motorway enhancing connectivity further.

The property itself provides tandem parking for two vehicles, a gated side access leading to the rear garden, and an entrance door opening into the welcoming hallway. From here, there is access to the main living area, a downstairs WC, and a fitted kitchen complete with integrated appliances. The spacious living area is filled with natural light, enhanced by double opening doors that lead out to the low-maintenance rear garden, while stairs rise seamlessly to the first floor. Upstairs, the landing benefits from an airing cupboard and leads to two well-proportioned bedrooms and a modern family bathroom. The rear garden is mainly laid to lawn, complemented by patio and decking areas, making it ideal for outdoor entertaining and relaxation.

In summary, this modern semi-detached home on Holt Road represents a fantastic opportunity for those seeking a stylish and comfortable property. With two bedrooms, a bright reception room, and parking for two vehicles, it is certainly worthy of consideration for your next move. JH 03/02/2026 V1 EPC=B







Approach

Via a tarmacadam side driveway with gate into rear garden, electric vehicle charger point, outdoor tap, slabbed pathway with wood chipping borders leading to double glazed obscured front door.

Entrance hall

Central heating radiator, doors into w.c. and lounge, door way into kitchen.

Kitchen 8'6" x 8'2" (2.6 x 2.5)

Double glazed window to front, wall and base units with roll top wood effect surface over with matching splashbacks, additional splashback tiling, one and a half bowl sink with mixer tap and drainer, space for washing machine, integrated oven, gas hob, extractor, integrated fridge freezer, fuse box.

Ground floor w.c.

Double glazed obscured window to side, central heating radiator, vanity style wash hand basin with mixer tap, splashback tiling and low level flush w.c.

Lounge 13'9" x 12'5" (4.2 x 3.8)

Double glazed French doors to rear garden, under stairs storage, central heating radiator, network socket, stairs to first floor accommodation.

First floor landing

Loft access being part boarded, doors to two bedrooms, bathroom and storage.

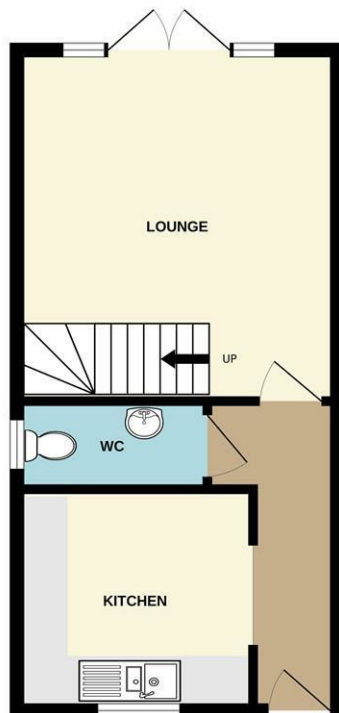




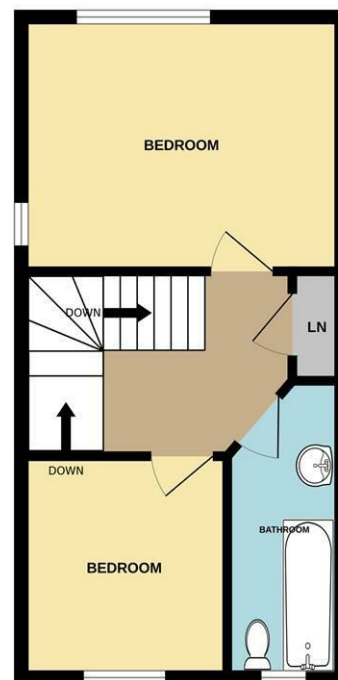




GROUND FLOOR



1ST FLOOR



Bedroom one 12'5" x 10'2" (3.8 x 3.1)

Double glazed window to rear, central heating radiator, double glazed window to side, network socket,

Bedroom two 9'6" x 8'2" (2.9 x 2.5)

Double glazed window to front, central heating radiator, network socket.

Bathroom

Double glazed obscured window to front low level flush w.c., bath with shower over, pedestal wash hand basin with mixer tap and splashback tiling, vertical central heating towel rail.

Rear garden

Patio area, stone chipping pathway, decked patio area, shed and gate to the front.

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 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.

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