

Grove.

FIND YOUR HOME



90 Windsor Road
Halesowen,
West Midlands
B63 4BH

Offers In The Region Of £280,000



On Windsor Road in Halesowen, this delightful semi-detached home presents an excellent opportunity for families and first time buyers alike. Situated in a desirable area, this property is close to local amenities, including Huntingtree school and park, shops on Stourbridge Road and Halesowen Town.

The property comprises of a blocked paved frontage with access into the porch and entrance hall. The entrance hall leads to two reception rooms, a kitchen and downstairs w.c. Upstairs are three bedrooms and a bathroom. The rear garden offers patio and a lawn.

The combination of space, location, and potential makes this semi detached house a wonderful place to call home. Do not miss the chance to view this property and envision the possibilities it holds for you and your family. JH 21/01/2026 V1 EPC=D







Approach

Via block paved driveway leading to double glazed double opening doors into entrance porch.

Porch

Double glazed windows to each side, obscured door into entrance hall.

Entrance hall

Central heating radiator, doors to under stairs storage, downstairs w.c., two reception rooms and kitchen.

Downstairs w.c.

Double glazed obscured window to side, low level flush w.c., pedestal wash hand basin with mixer tap and electric storage heater.

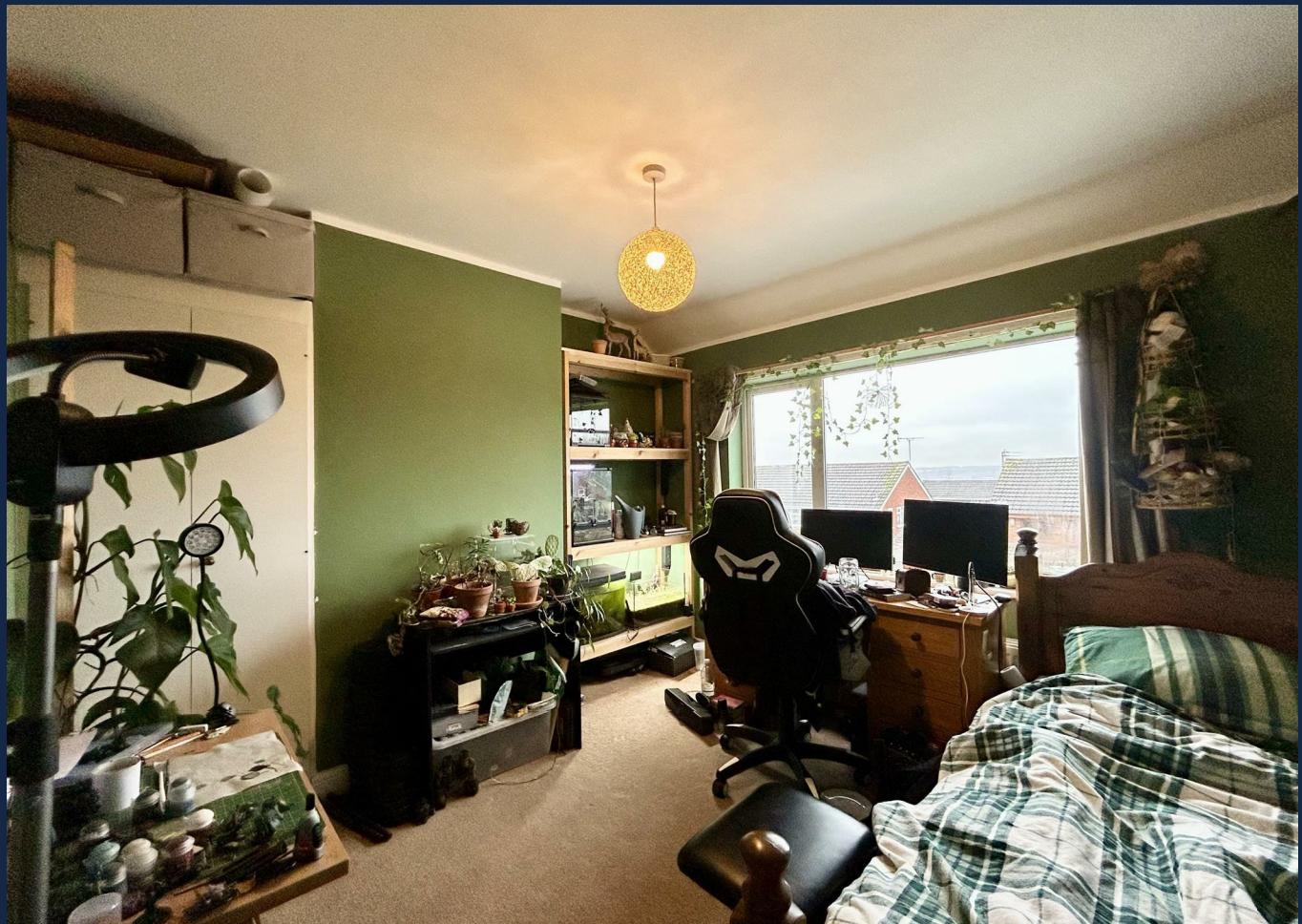
Kitchen 5'2" x 19'4" (1.6 x 5.9)

Double glazed window to rear, central heating radiator, double glazed door to side, wall and base units with wood effect surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for washing machine, space for dishwasher, gas hob with extractor over, integrated oven and grill.

Lounge 10'2" min 11'5" max x 10'5" min 15'1" max (3.1 min 3.5 max x 3.2 min 4.6 max)

Double glazed sliding patio door to rear garden, central heating radiator, coving to ceiling, feature electric fire with brick surround.





GROUND FLOOR



1ST FLOOR



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 operation or efficiency can be given.
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Front reception room 13'5" max 11'1" min x 11'5" mas 10'2" min (4.1 max 3.4 min x 3.5 mas 3.1 min)
Double glazed bay window to front, electric gas fire.

First floor landing
Loft access, double glazed obscured window to side, doors leading to bedrooms and bathroom.

Bedroom one 10'9" min 13'9" max x 9'6" (3.3 min 4.2 max x 2.9)
Double glazed bay window to front, central heating radiator, fitted wardrobes.

Bedroom two 10'2" x 10'5" (3.1 x 3.2)
Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom three 7'2" x 6'2" (2.2 x 1.9)
Window to front, central heating radiator.

Bathroom
Double glazed obscured window to rear, central heating radiator, bath, low level flush w.c., pedestal wash hand basin with mixer tap.

Garden
Patio area, lawn area with a variety of trees and shrubs.

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

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.

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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.