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FIND YOUR HOME



31 Cheviot Way
Hasbury, Halesowen,
West Midlands
B63 1HD

Offers In The Region Of £425,000



On Cheviot Way, Halesowen, this detached home, set back from the road, offers plenty of space for the family, a peaceful neighbourhood and ample parking. The Squirrels location in Halesowen is known for its friendly community and excellent local amenities, including shops of Halesowen Town, schools and Huntingtree park, all within easy reach. This location offers a wonderful balance of suburban tranquillity while still being close to the vibrant city life and commuter links into Birmingham.

The property itself offers a driveway and lawn to the front, with access into the property via the front door. Inside, the property briefly comprises of an entrance porch and hall, with stairs rising to the first floor and door into the spacious lounge with bay window. The rear garden is overlooked by the dining room and modern kitchen. The ground floor is complete with a toilet for additional convenience. Upstairs are three bedrooms and a family shower room. Externally, the property benefits from a garage to the front and rear garden with a variety of mature shrubs bordering a lawn. There is access to the front driveway via both sides of the property.

In summary, this detached house on Cheviot Way presents an excellent opportunity for those looking to settle in a welcoming neighbourhood. With its spacious living areas, ample parking and proximity to local conveniences, it is a property that truly deserves your attention. JH 15/07/2026 EPC=D







Approach

Via tarmacadam driveway with slabbed, stone chipping borders and lawn to the front, double glazed door to porch.

Porch

Double glazed windows to surround, double glazed obscured door into entrance hall.

Entrance hall

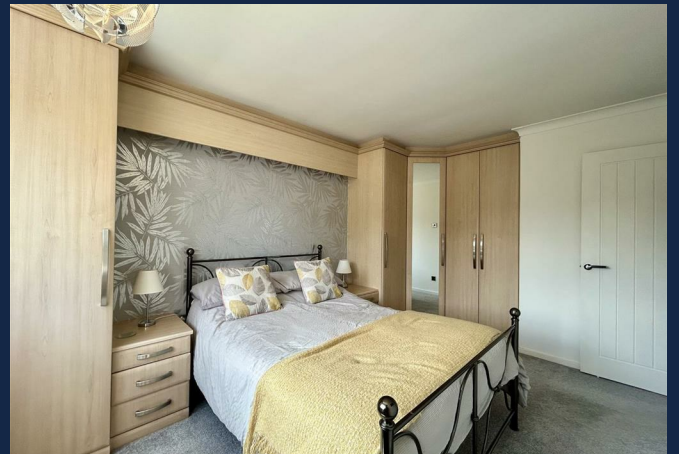
Central heating radiator, stairs to first floor accommodation, door into the reception room.

Reception room 12'9" max 11'1" min x 15'1" (3.9 max 3.4 min x 4.6)

Double glazed window to the front, central heating radiator, electric feature fire with surround and coving to ceiling, door into the dining room.

Dining room 10'5" x 16'0" (3.2 x 4.9)

Double glazed French doors to rear, double glazed window to rear, central heating radiator, coving to ceiling, door to under stairs pantry housing the alarm system and door into the kitchen.











Kitchen 7'6" x 11'1" min 14'9" max (2.3 x 3.4 min 4.5 max)

Double glazed window to rear, central heating radiator, high gloss wall and base units, roll top work surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, integrated half height fridge, integrated dishwasher, space for washing machine, integrated double oven, induction hob, extractor, inset ceiling light points.

Ground floor w.c.

Double glazed obscured window to side, vertical central heating towel rail, low level flush w.c., wash hand basin with mixer tap.

First floor landing

Double glazed obscured window to side, loft access, door into airing cupboard housing central heating boiler, three bedrooms and shower room.

Shower room

Double glazed obscured window to rear, vertical central heating towel rail, double walk in shower,

vanity set with low level flush w.c. and wash hand basin with mixer tap.

Bedroom one 9'2" x 12'9" min 14'9" max (2.8 x 3.9 min 4.5 max)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes and bedside tables.

Bedroom two 9'6" x 11'1" (2.9 x 3.4)

Double glazed window to rear, fitted wardrobe, central heating radiator.

Bedroom three 9'10" x 6'10" (3.0 x 2.1)

Double glazed window to front, central heating radiator. The stair bulk head is in this room with a fitted storage cupboard over.

Rear garden

Slabbed patio area, gated access to either side leading to the front, circular stone chipping area, lawn and fence boundaries.

Garage 8'6" x 17'0" (2.6 x 5.2)

Double opening garage doors, fuse box, power, water tap and gas meter.

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.

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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.

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