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FIND YOUR HOME



28 Garland Crescent
Halesowen,
West Midlands
B62 9NJ

Offers In The Region Of £250,000



On Garland Crescent Halesowen, this delightful semi detached home offers plenty of potential to personalise a home. This particular area of Halesowen is known for its friendly neighbourhood, well regarded schools and excellent local amenities.

The property itself offers a driveway to the front. Internally is an entrance hall, two reception rooms, sun room, kitchen, utility and pantry. Upstairs are three bedrooms and a shower room. The garden is a blank canvas for personalisation.

With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own. JH 11/09/2026 EPC-F




















Approach
Via a block paved driveway with double glazed door into entrance porch.

Porch
Double glazed windows to surround, double glazed obscured stained glass door into the entrance hall.

Entrance hall
Stairs to first floor accommodation, door into the front reception room.

Front reception room 12'5" x 10'9" (3.8 x 3.3)
Double glazed bay window to front, feature fireplace, coving to ceiling, dado rail, door into the rear reception room.

Rear reception room 12'1" max 10'9" min x 12'5" (3.7 max 3.3 min x 3.8)
Double opening doors into the sun room, feature log burner, coving to ceiling, picutre rail.

Sun room 7'6" x 7'10" (2.3 x 2.4)
Double glazed patio door to rear, electric feature fire, door way into the kitchen.

Kitchen 8'6" x 10'9" (2.6 x 3.3)
Double glazed window to rear, wall and base units with wood effect surface over, one and a half bowl sink with mixer tap and drainer, oven, gas hob, extractor, space for under counter fridge, door way into the inner hall, access passageway into the utility.

Inner hall
Double glazed obscured door to side passage and door into the under stairs store cupboard which houses the fuse box, gas and electric meters.

Utility space 7'2" x 5'6" (2.2 x 1.7)
Double glazed obscured door to side, double glazed window to rear, wall and base units with space for washing machine.

First floor landing
Storage heater, double glazed obscured window to side, loft access, dado rail, airing cupboard and doors to the bedrooms and shower room.

Shower room
Double glazed obscured window to rear, low level flush w.c., vanity style wash hand basin with mixer tap, electric shower.

Bedroom one 9'10" x 12'5" (3.0 x 3.8)
Double glazed window to rear and dado rails.

Bedroom two 8'6" x 10'9" (2.6 x 3.3)
Double glazed window to front.

Bedroom three 7'6" x 6'6" (2.3 x 2.0)
Double glazed window to front.

Rear garden
Slabbed patio area, concrete pathway to the rear of the garden housing sheds, lawn area and raised flower beds and outside tap.

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.



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