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FIND YOUR HOME

15 Springfield Drive
Halesowen,
West Midlands
B62 8EU

Offers Over £240,000

Situated on the quiet and sought after Springfield Drive in Halesowen, this delightful semi detached home presents an excellent opportunity for families and first-time buyers alike. Ideally located close to a range of local amenities, including shops, well regarded schools and the beautiful Leasowes Park, the property offers both convenience and a wonderful place to call home.

The accommodation briefly comprises a driveway to the front providing off road parking, with access into the property via the welcoming entrance hall. From here, there is access to the spacious through reception room, featuring patio doors opening onto the rear garden, and the fitted kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Outside, the beautifully maintained rear garden provides an attractive outdoor space, with a patio seating area, well-kept lawn and a variety of mature shrubs, creating the perfect setting for relaxing or entertaining.

Offering generous accommodation, an inviting living space and off road parking, this charming home is sure to impress. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer. JH 22/07/2026 EPC=D

PORT

Approach
Via a tarmacadam driveway with block paved borders, block paved step up to the double glazed obscured front door into the entrance hall.

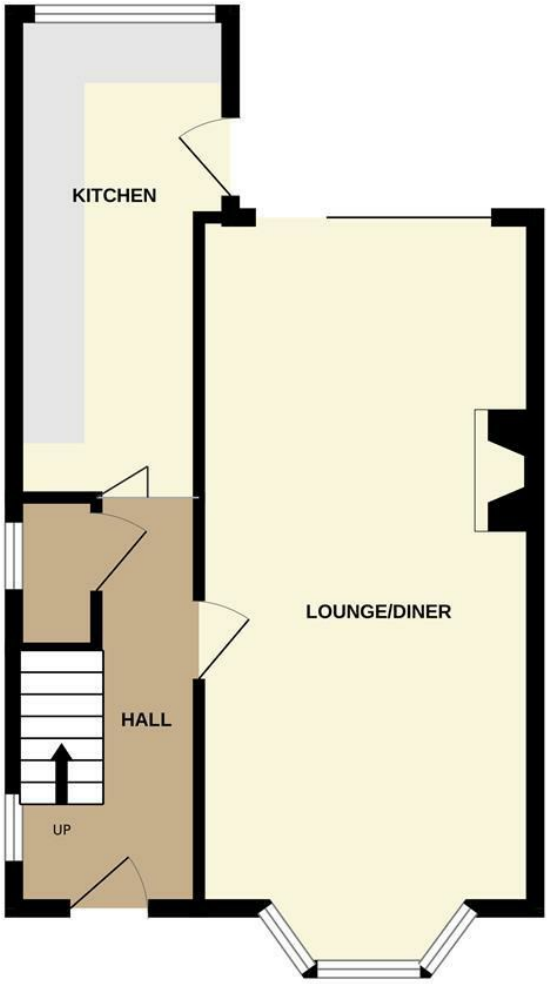
Entrance hall
Double glazed obscured window to side, central heating radiator, stairs to first floor accommodation, under stairs storage cupboard with obscured window to side and houses the fuse box, electric and gas meters, further doors into the lounge and kitchen.

Lounge 10'9" x 22'3" min 24'3" max (3.3 x 6.8 min 7.4 max)
Double glazed bay window to front, double glazed sliding patio door to rear, two central heating radiators, dado rails, feature gas fireplace with wooden surround.

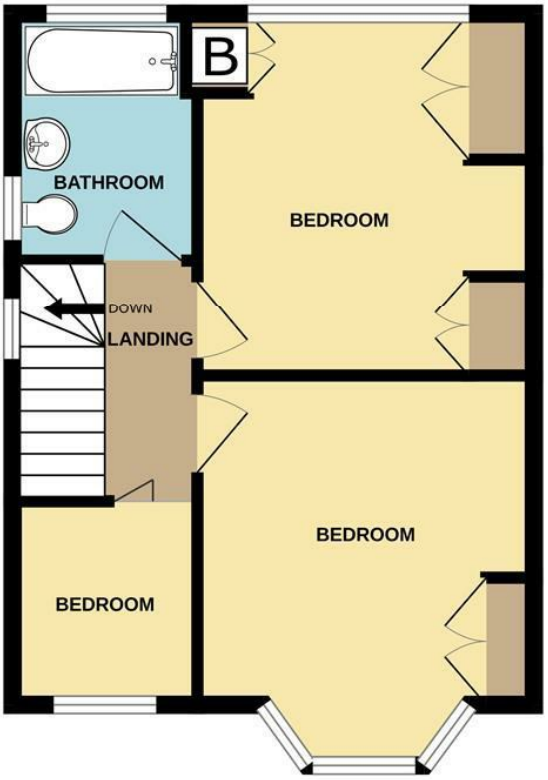
Kitchen 15'5" x 5'10" (4.7 x 1.8)
Double glazed window to rear, double glazed obscured door to side reaching the rear garden, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, space for fridge freezer, integrated double oven with gas hob over and extractor, space for washing machine and dishwasher, sink with mixer tap and drainer.

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

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

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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Bathroom
Double glazed obscured window to side, double glazed obscured window to rear, central heating radiator, w.c., pedestal wash hand basin and bath with mixer tap.

Bedroom one 10'2" min 12'9" max x 9'6" (3.1 min 3.9 max x 2.9)
Double glazed bay window to front, central heating radiator.

Bedroom two 11'5" x 9'6" (3.5 x 2.9)
Double glazed window to rear, central heating radiator, storage cupboard housing the central heating boiler and two fitted wardrobes.

Bedroom three 6'6" x 5'10" (2.0 x 1.8)
Double glazed window to front, central heating radiator.

Rear garden
Slabbed patio area with pathway to the lawn which is bordered by a variety of shrubs, wood chipping beds and shed to the rear.

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.

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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