

Grove.

FIND YOUR HOME



17 Lyndon Close
Halesowen,
West Midlands
B63 4EA

Offers In Excess Of £280,000

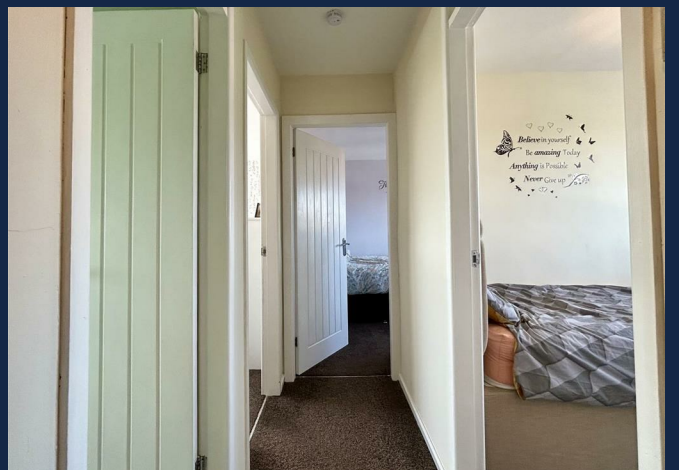
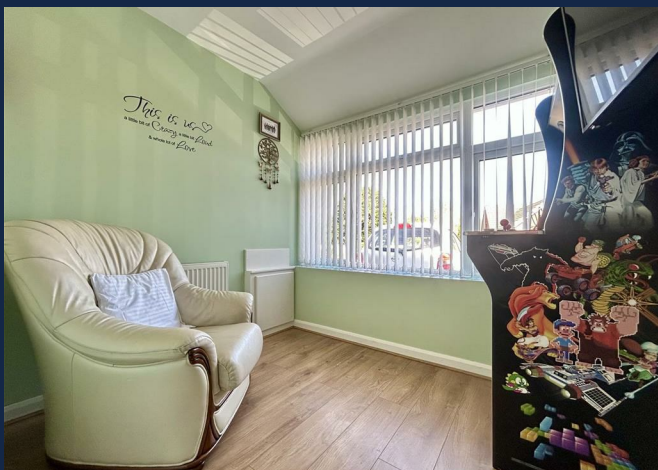


Situated on Lyndon Close in Halesowen, this well-presented semi-detached home offers an excellent blend of comfort and convenience. Boasting picturesque, far-reaching views and a converted garage, the property represents a fantastic opportunity for first-time buyers. Halesowen is well regarded for its excellent local amenities, including a variety of shops, schools, and parks, all within easy reach. In a pleasant residential setting, while also benefiting from convenient access to local bus routes, Halesowen town centre and nearby motorway links.

The property briefly comprises a driveway to the front, leading to a welcoming porch entrance. The entrance hall is particularly spacious and versatile, offering potential for use as a dining area, and provides access to the inner hall, lounge, and staircase to the first floor. The inner hall leads to a practical utility room with a downstairs W.C., as well as a cosy snug. The main reception room is positioned to the rear of the property and features a door opening out onto the beautifully maintained garden. The kitchen is well-appointed and includes a side door providing additional access to the garden. Upstairs, the property offers three bedrooms and a family bathroom. The principal bedroom enjoys stunning, far-reaching views, adding to the overall appeal of the home.

This property presents a wonderful opportunity for those looking to settle in a vibrant area with a strong sense of community. Whether you are a first-time buyer or searching for a family home, this property on Lyndon Close is certainly worthy of consideration. JH 22/04/2026 V2 EPC=B







Approach

Via a tarmacadam driveway with block paved borders, double glazed sliding door to porch.

Porch

Double glazed obscured door and window into the entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, under stairs storage, door into living area, door into the inner hall.

Inner hall

Cupboard housing the fuse box and electric meter, door into utility/downstairs w.c. and front reception room/snug.

Utility 4'3" x 6'10" (1.3 x 2.1)

Double glazed obscured window to side, surface over, space for white goods, central heating boiler, vanity style wash hand basin with mixer tap, low level flush w.c.

Snug 6'6" x 7'10" (2.0 x 2.4)

Double glazed window to front, central heating radiator, cupboard housing gas meter.







Lounge 16'8" x 10'9" min 11'9" max (5.1 x 3.3 min 3.6 max)

Double glazed door to rear, two double glazed windows to rear, central heating radiator, feature fireplace with surround, door into kitchen.

Kitchen 6'6" x 17'0" (2.0 x 5.2)

Double glazed window to rear, central heating radiator, double glazed obscured window to side and obscured door to the side, high gloss wall and base units with square top surface over, splashbacks to match, integrated microwave, oven, fridge, freezer and slim line dishwasher, one and a half bowl sink with mixer tap and drainer, hob and extractor over.

First floor landing

Loft access, airing cupboard and doors into bedrooms and bathroom.

Bathroom

Double glazed obscured window to rear, vertical central heating towel rail, P shaped bath with monsoon shower head over, wash hand basin with mixer tap, low level flush w.c.

Bedroom one 10'9" x 12'5" (3.3 x 3.8)

Double glazed window to rear, central heating radiator.

Bedroom two 8'10" x 12'1" (2.7 x 3.7)

Double glazed window to front, central heating radiator.

Bedroom three 3'3" x 8'10" (1.0 x 2.7)

Double glazed window to front, double opening doors to storage cupboard.

AGENTS NOTE

We have been advised the solar panels are leased. For any further advice, please contact your solicitor.

Rear garden

Slabbed patio, lawn, raised feature pond, shed, out door tap and sockets and access to front via gate.

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 your 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.



TOTAL FLOOR AREA - 946 sq.ft. (87.9 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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