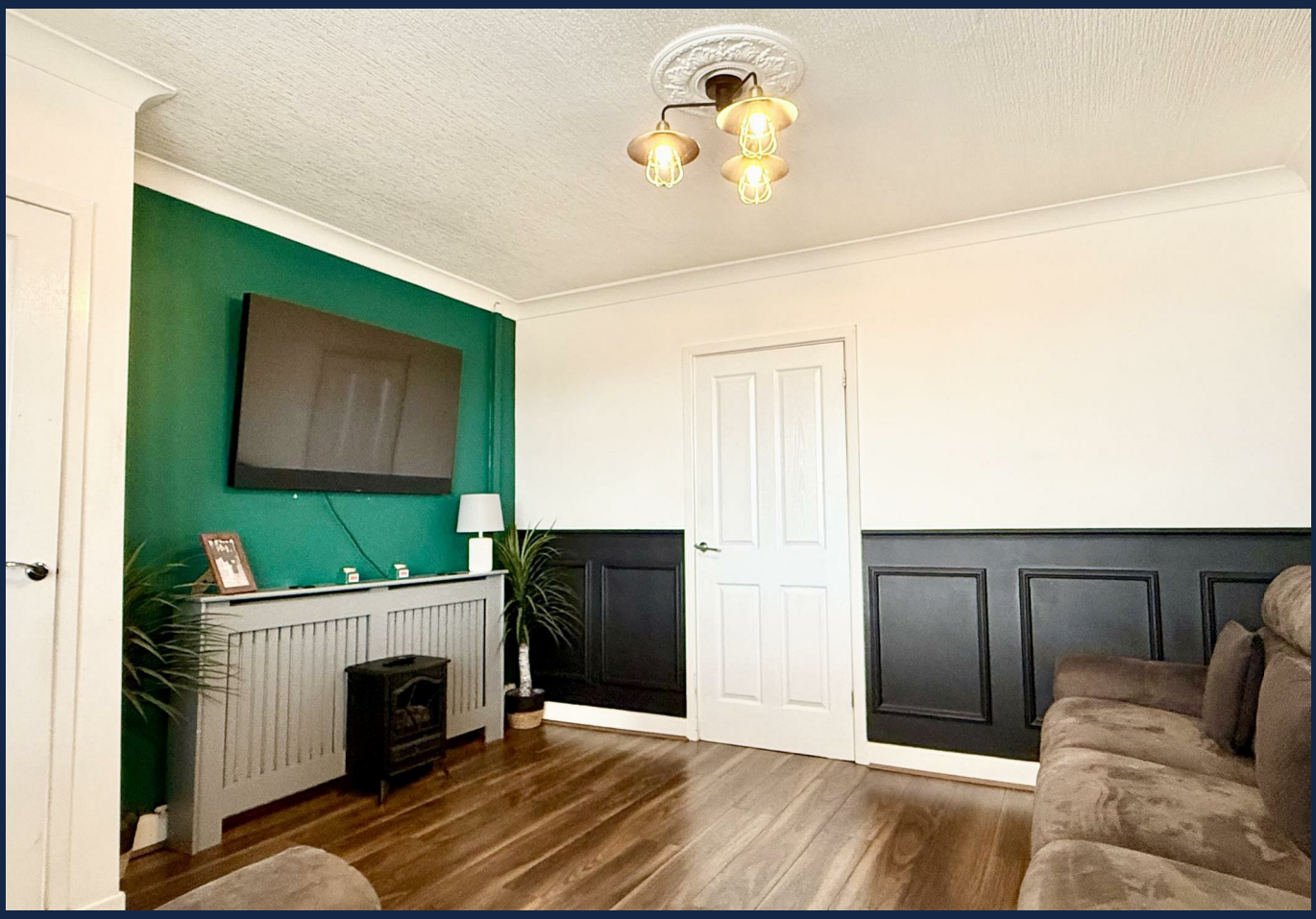
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FIND YOUR HOME



83 Highfield Crescent
Halesowen,
West Midlands
B63 2BE

Offers Over £185,000



Ideal for young families and first time buyers! This spacious two bedroomed home is a corner plot property which offers a large rear garden which lends itself perfectly for family fun and entertaining. Highlands Crescent is a sought after location and is well placed for access to local shops and amenities, good transport links and close to popular local schools.

The layout in brief comprises of entrance hall with stairs leading to first floor, a front facing sitting room with feature panelling and access through to the breakfast kitchen. Off the kitchen is a large pantry offering plenty of storage, an inner hallway leading through to ground floor w.c. and providing access to the rear garden. Heading upstairs is a pleasant landing, two good sized double bedrooms, the main bedroom being of a truly impressive size and feature a dressing room space, and a recently updated house bathroom.

Externally the property has on street parking, a front garden with side access gate to rear. At the rear of the property is a large garden with paved seating areas, good sized garden area, and space for out buildings and sheds. The property must be seen to be appreciated. EPC=D AF 22/10/26 V2



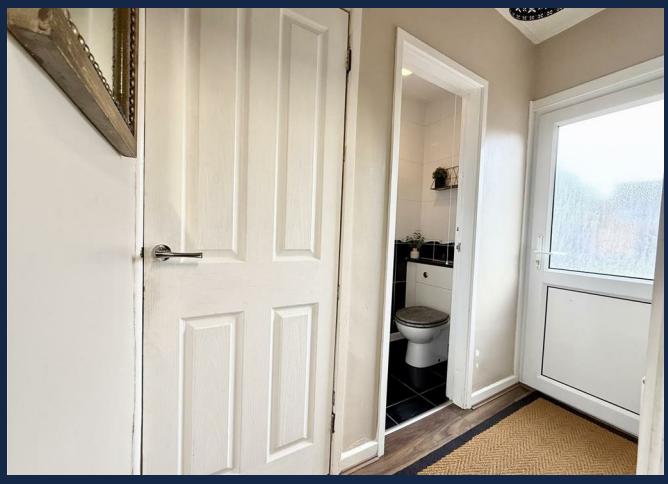








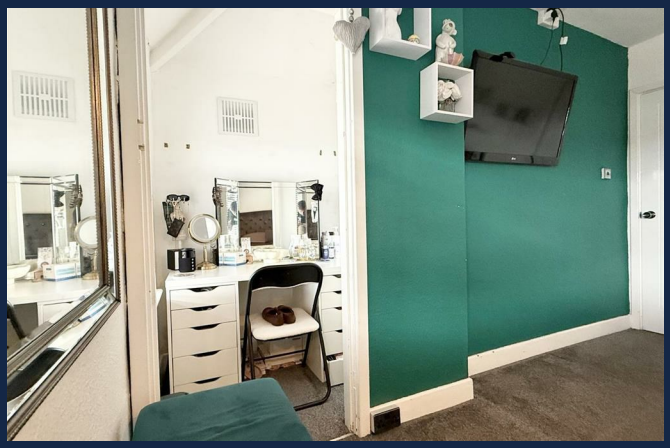












Approach
Via shared paved walk way with front garden bordered by dwarf brick walling, gravelled pathway to the front door, side access gate to rear.

Entrance hall
Ceiling light point, stairs to first floor accommodation, access to the sitting room

Sitting room 12'1" min 13'9" max x 14'1" into bay (3.7 min 4.2 max x 4.3 into bay)
Double glazed window to front, coving to ceiling, ceiling light point, central heating radiator, wood effect laminate flooring.

Kitchen 10'5" x 11'1" (3.2 x 3.4)
Double glazed window to rear, ceiling light point, range of wall and base units with wood effect work surface over, sink and drainer, space for washing machine, induction hob, combination boiler, tiled splashback, central heating radiator, wood effect laminate flooring.

Pantry
Under stairs pantry offering storage and access to rear inner hallway, double glazed window to side, ceiling light point.















Rear inner hallway
Double glazed door with obscured glass to rear garden, ceiling light point, access to downstairs w.c and additional store cupboard.

Downstairs w.c.
Double glazed window to side, ceiling light point, tiled walls, tiled floor, low level flush w.c. and wash hand basin.

First floor landing
Ceiling light point, loft access hatch, access to bedrooms and bathroom.

Bedroom one 14'1" x 12'1" (4.3 x 3.7)
Ceiling light point, double glazed window to front, central heating radiator, access to dressing room area.

Dressing room
Double glazed window to front.

Bedroom two 10'5" x 11'1" (3.2 x 3.4)
Double glazed window to rear, ceiling light point, wood effect laminate flooring, central heating radiator.

Bathroom
Double glazed window to rear, P shaped bath with shower over with twin attachments, panelling to walls, wash hand basin vanity unit, low level flush w.c., heated towel radiator, wood effect laminate flooring.

Rear garden
Block paved seating area, paved pathway to rear gate, lawn area, gravelled areas with space for summer house and shed and log cabin.

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 A

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.

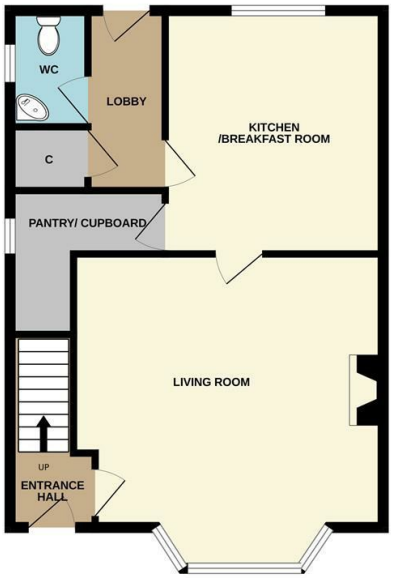
Referral Fees

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.

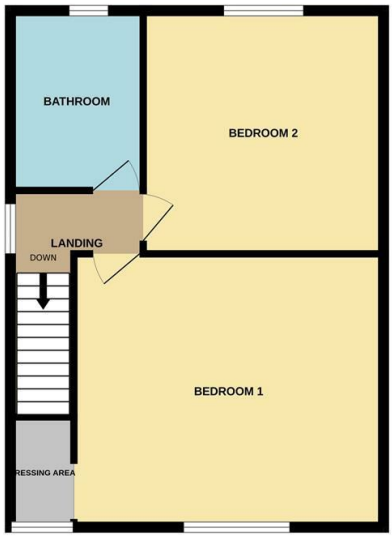
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their 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.

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 operability or efficiency can be given.
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