

Grove.

FIND YOUR HOME



3 Regent Close
Halesowen,
West Midlands
B63 4AU

Offers In The Region Of £215,000



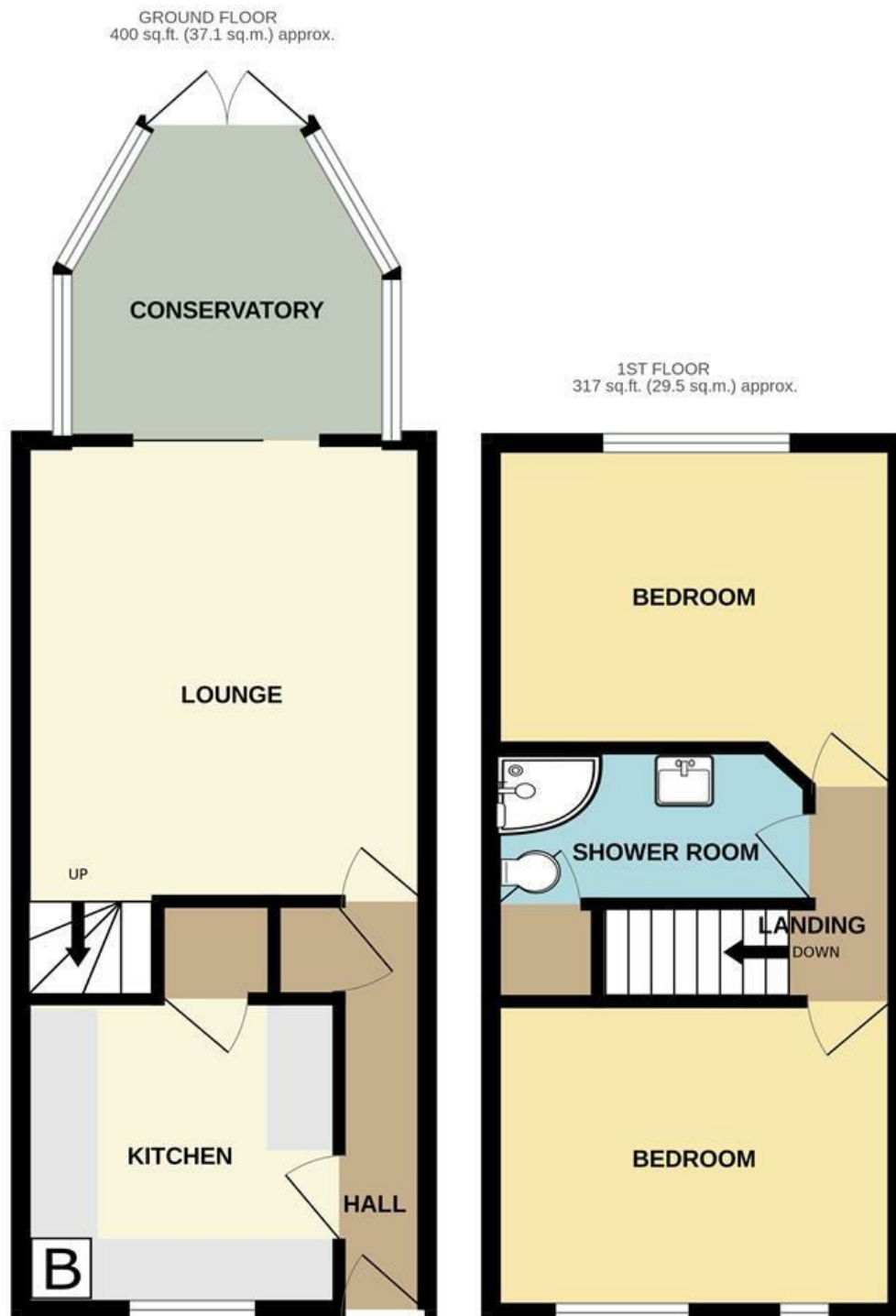
Situated on the sought after Regent Close in Halesowen, this delightful two bedroom terraced home offers an excellent opportunity for first time buyers, couples, small families or those looking to downsize. Tucked away in a quiet cul de sac, the property enjoys a convenient location within walking distance of Halesowen Town Centre where a range of local amenities, supermarkets and excellent transport links are readily available.

The property is approached via a walled frontage with a paved pathway leading to the front door. Inside the welcoming entrance hall features a useful storage cupboard and provides access to both the kitchen and the spacious lounge. The lounge flows seamlessly into the conservatory creating a bright and versatile living space with an effortless connection to the outdoors.

Upstairs the property offers two well proportioned bedrooms and a modern shower room completing this well presented home. JH 2/09/2026 V2







TOTAL FLOOR AREA : 717 sq.ft. (66.6 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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Approach

Via a slabbed pathway and stone chipping frontage, double glazed obscured door into entrance hall. To the right of the property are two block paved parking spaces allocated to this property.

Entrance hall

Coving to ceiling, storage cupboard, fuse box, central heating radiator and doors to kitchen and lounge.

Kitchen 9'2" x 9'2" (2.8 x 2.8)

Double glazed window to front, vertical central heating radiator, gloss wall and base units, roll top surface over, splashback tiling to walls, one and a half sink with mixer tap and drainer, integrated double oven, gas hob, extractor, integrated fridge freezer, space for washing machine, central heating boiler, door to under stairs storage cupboard.

Lounge 12'1" x 11'5" (3.7 x 3.5)

Central heating radiator, coving to ceiling, electric fire with surround, stairs to first floor accommodation, sliding patio door to conservatory.

Conservatory

Double glazed windows to surround, double glazed French doors to rear.

First floor landing

Loft access, doors to two bedrooms and shower room.

Bedroom one 9'6" x 12'1" (2.9 x 3.7)

Two double glazed windows to front, central heating radiator, fitted wardrobes and drawers.

Bedroom two 12'1" x 8'6" (3.7 x 2.6)

Double glazed window to rear, central heating radiator.

Shower room

Vanity style wash hand basin with mixer tap, vertical central heating towel rail, low level flush w.c. and shower.

Rear garden

The garden is mainly slabbed with raised stone chipping bed to side and further stone chipping area to 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 B

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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