



**Welbeck Close, Halesowen B62 8PX**  
**£625,000**

**MCHUGO**  
HOMES



This beautifully presented four-bedroom detached home offers spacious, well-balanced accommodation, perfectly suited to modern family living. With a generous driveway, excellent internal versatility and a superb detached double garage which has been adapted to use currently as gym space, the property combines practicality with lifestyle in equal measure. The ground floor provides a welcoming layout, including two separate reception rooms ideal for family living and entertaining, alongside a versatile multi-purpose room that works perfectly as a home office, playroom or study. A convenient downstairs WC adds everyday ease, while the rear of the property opens into an orangery, creating an additional light-filled living space that connects seamlessly with the garden. At the heart of the home sits a modern recently fitted kitchen, thoughtfully designed for both style and function. A standout feature is the 'Bertazzoni' Italia double oven, ideal for keen cooks and busy family mealtimes alike. Upstairs, all four bedrooms are exceptionally well portioned, offering comfortable accommodation for families at every stage. The principal bedroom benefits from its own ensuite, while the remaining bedrooms are served by a modern family bathroom. Externally, the property continues to impress. The low-maintenance rear garden provides a private outdoor space that’s easy to enjoy year-round, while the detached double garage offers excellent storage. The rear section of the garage has been converted into a gym, complete with insulation and an underground WiFi booster — ideal for training, hobbies or even a dedicated workspace. Positioned with excellent access to local parks and green spaces, this is a superb opportunity to secure a high-quality family home with space to grow.

Area

Welbeck Close is a quiet cul-de-sac location positioned just off Kent Road, offering a peaceful residential setting while remaining conveniently placed for everyday amenities and commuter access. The area benefits from excellent road links into Halesowen town centre, where a wide selection of shopping facilities, supermarkets and independent cafés and eateries can be enjoyed. Convenient access to key routes also provides a straightforward commute into Birmingham city centre, with motorway links easily reached via Junction 3 of the M5, alongside reliable public transport connections. The location is particularly well suited to families, with a strong selection of local schools close by. These include the highly regarded Lapal Primary School, which is Ofsted rated Outstanding, along with nearby Manor Way Primary, Our Lady and St Kenelm RC Primary, and Howley Grange Primary. Secondary schooling options are also well catered for, with The Earls High School, Windsor High School, and Leasowes School all within convenient reach. For leisure and recreation, the area offers access to a variety of sporting clubs and facilities, including being on the doorstep of Halesowen Golf Club, plus local cricket clubs and Old Halesowen Rugby Club, along with the wider activities available at the town’s leisure centre. There are also several areas of natural beauty nearby, including Leasowes Park, easily accessed for walks and outdoor enjoyment, as well as further countryside routes through Uffmoor Woods and the Clent Hills beyond. Overall, Welbeck Close combines cul-de-sac tranquillity with excellent connectivity, schooling and lifestyle amenities, making it a fantastic location for young families and commuters alike.

Approach

Set back behind a lawn with flowerbeds to border, a paved footpath leads to the front door and the side a tarmac driveway with blocked paved borders, access to the double garage, gate to the rear garden and a 'Hypervolt' electric car charging point.

Hallway

Karndean wooden flooring, ceiling light point, ceiling coving, power points, radiator, storage cupboard and doors leading to:

Office

Double glazed bay window to front elevation, ceiling light point, ceiling coving, karndean wooden flooring, power points and radiator.

Kitchen

Wall mounted cabinets with internal lights, base units, breakfast Island benefiting from additional eating space for family living. Integrated appliances including; 'NEFF' dishwasher, 'Bertazzoni Italia' double oven with gas ring hobs above and 'Caple' wine cooler within breakfast Island. Double glazed door leading to side access to the property, 'Caple' traditional basin with a 'Quooker' instant hot mixer tap, below double glazed window to rear elevation, two tall radiators, power points and USB inputs and space for further appliances.

Dining Room

Double glazed bay window to front elevation, ceiling coving, karndean wooden flooring, ceiling light point, power points, radiator and double doors leading to:

Living Room

Gas fire with surround, wall light points, ceiling coving, karndean wooden flooring, power points, radiator, double doors from dining room and double glazed French doors leading to:

Orangery

Karndean wooden flooring, ceiling light point, electric wall mounted heater, Keylite skylight, power points, double glazed windows to rear elevation and double glazed door leading to rear garden.

Landing

Carpeted stairs and landing, double glazed arch grilles window to front elevation, ceiling light point, ceiling coving, loft hatch for access to the loft which is boarded and insulated, built in storage and doors to:

Bathroom

Matching contemporary suite of low level WC, bath, wash basin, bath with handheld hose and rain shower head above and mixer tap, wall mounted heated towel rail, recessed ceiling downlighters, obscure double glazed window.

Master Bedroom

Double glazed window to rear elevation, carpeted, radiator, ceiling light point, power points, built in wardrobe and door to:

Ensuite

Double glazed obscure window to side elevation, low level WC, wash basin within vanity unit, fitted backlit mirror above, walk in shower with handheld hose and rain shower head, wall mounted heated towel rail and recessed ceiling downlighters.

Bedroom Two

Built in wardrobe, ceiling light point, ceiling coving, carpeted, double glazed window to rear elevation, radiator and power points.

Bedroom Three

Double glazed window to front elevation, carpeted, ceiling light point, ceiling coving, radiator and power points.

Bedroom Four

Double glazed window to front elevation, ceiling light point, ceiling coving, radiator and power points.

Garden

Patio area, laid to lawn with low maintenance artificial grass, fence to borders, mature trees, space for further planting and footpath leading to a rear gate leading to the side and the detached garage for access to:

Gym

Insulated, two ceiling light points, power points and underground WIFI booster.

Further Details

- Tenure:Freehold
- EPC: C
- Council Tax Band: E
- Utility supply, rights and restrictions:
- Broadband: FTTP
- Electricity supply: Mains supply
- Gas supply: Mains supply
- Sewerage: Mains supply
- Water supply: Mains supply
- Other information
- Construction materials: Brick
- Roof material: Tile

Disclaimer

With approximate measurements these particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property.

However, they do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations or any type of appliances which may be included.



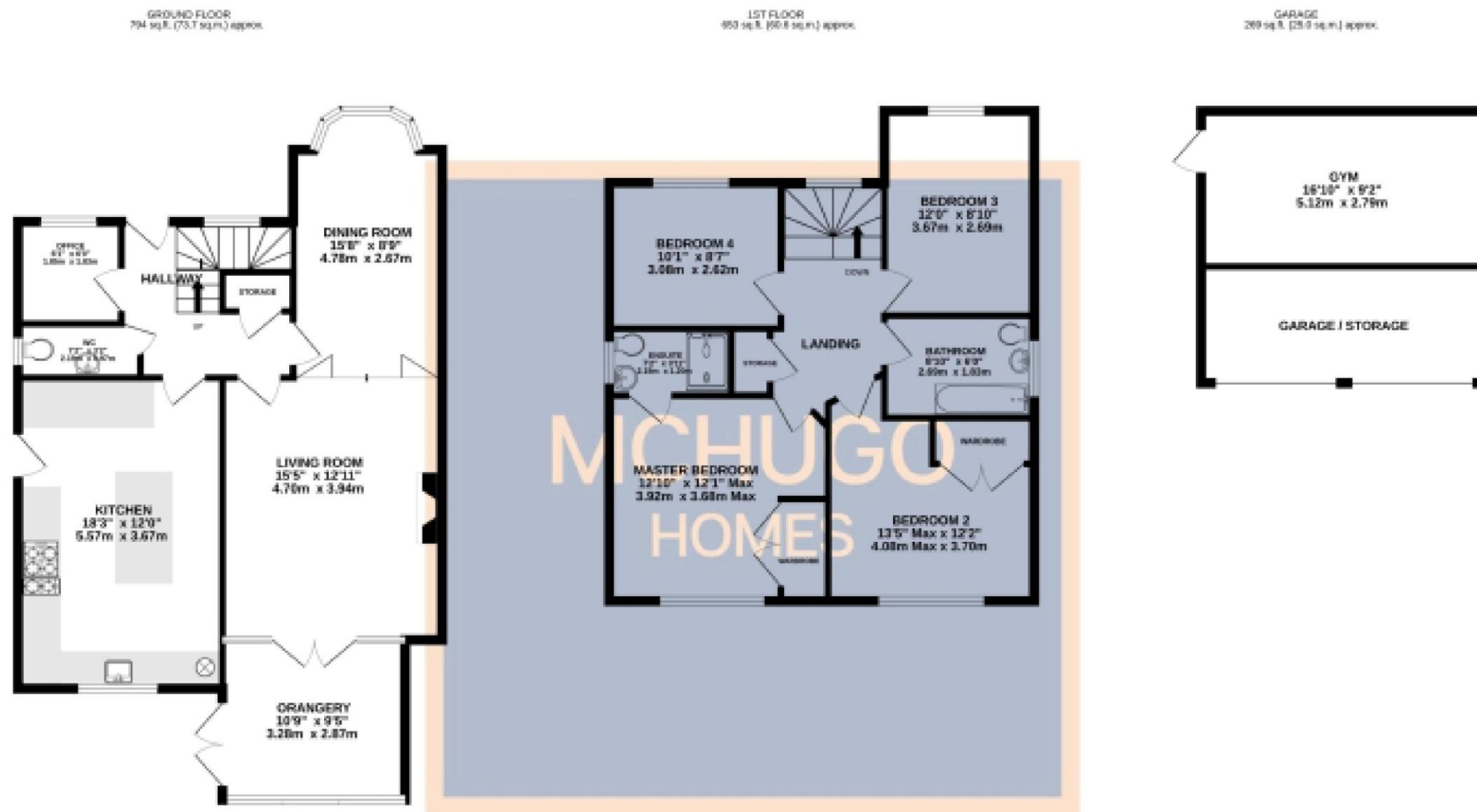












TOTAL FLOOR AREA : 1715 sq.ft. (159.3 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

01215170251 | [movinghome@mchugohomes.co.uk](mailto:movinghome@mchugohomes.co.uk) | [www.mchugohomes.co.uk/](http://www.mchugohomes.co.uk/)  
 7 Weekin Works 112-116 Park Hill Road, Harborne B17 9DH

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