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FIND YOUR HOME



7 Deer Park Gardens
Halesowen,
West Midlands
B63 2BF

Offers In The Region Of £280,000



In the quiet cul-de-sac of Deer Park Gardens, Halesowen, this end terrace house offers a perfect blend of easy access to shops, schools, and parks, and tranquillity, making it an excellent choice for families and professionals alike. Deer Park Gardens is a sought-after location, known for its friendly community and proximity to local amenities. One of the standout features of this home is the generous parking provision, accommodating up to three vehicles. This is a rare find in residential properties and adds significant value for those with multiple cars or visitors.

The property comprises of a block paved driveway, garage and side access to the front. Through the entrance porch and hall, the modernised kitchen, lounge, downstairs w.c. and storage cupboard can be reached. The lounge has French doors to the rear and has the potential to be used as a lounge-diner due to its size and shape. The kitchen has plenty of storage and an island for modern-style living. The house boasts three bedrooms, and two bathrooms, one of which is an En-suite, providing ample facilities for family living. The design of the property maximises space and light, creating a pleasant environment throughout. To the rear is a patio and lawn area.

In summary, this end terrace house in Halesowen presents a wonderful opportunity for those looking for a spacious and well-appointed home in a desirable area. With its ample parking, modern facilities, and inviting living spaces, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new home. JH 05/02/2025 V1







Approach

Via block paved driveway up to front door, garage and side access to rear garden.

Porch

Double glazed front door with double glazed windows to surround, further double glazed door into entrance hall.

Entrance hall

Vertical central heating radiator, under stairs storage, storage cupboard, downstairs w.c., kitchen and lounge, stairs to first floor accommodation.

Lounge 25'11" max x 10'9" max 7'10" min (7.9 max x 3.3 max 2.4 min)

Double glazed window to front, two central heating radiators, double glazed French doors to rear, double glazed window to rear, log burner.

Downstairs w.c.

Double glazed obscured window to side, vanity style wash hand basin with mixer tap, low level flush w.c., vertical central heating towel rail, fuse board.





Kitchen 16'0" max 10'5" min x 15'5" max (4.9 max 3.2 min x 4.7 max)

Double glazed French doors to rear, vertical central heating radiator, complementary matching wall and base units with square top surface over, integrated hob, extractor, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, space for washing machine, integrated fridge freezer, double glazed window to front, central heating boiler.

First floor landing

Double glazed window to rear, vertical central heating radiator, doors to bedrooms and family bathroom.

Family bathroom

Double glazed obscured window to rear, vertical central heating radiator, vanity style wash hand basin with mixer tap, low level flush w.c., P shaped bath with shower over, complementary tiling to walls.

Bedroom one 11'9" max 4'11" min x 14'9" (3.6 max 1.5 min x 4.5)

Two double glazed windows to front, central heating radiator, loft access, double opening doors to fitted wardrobes, door to en-suite shower.

En-suite shower

Double glazed obscured window to front, vertical central heating towel rail, low level flush w.c., vanity style wash hand basin with mixer tap, walk in double shower cubicle with monsoon shower head over.

Bedroom two 8'6" x 10'9" (2.6 x 3.3)

Double glazed window to front, vertical central heating radiator.

Bedroom three 7'6" x 7'2" (2.3 x 2.2)

Double glazed window to rear, central heating radiator.

Rear garden

Slabbed patio area with steps to stone chipping area, side access to front.

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 your offer until these checks have been carried out.

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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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