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FIND YOUR HOME



11 Dunstall Road
Halesowen,
West Midlands
B63 1BB

Offers Over £365,000

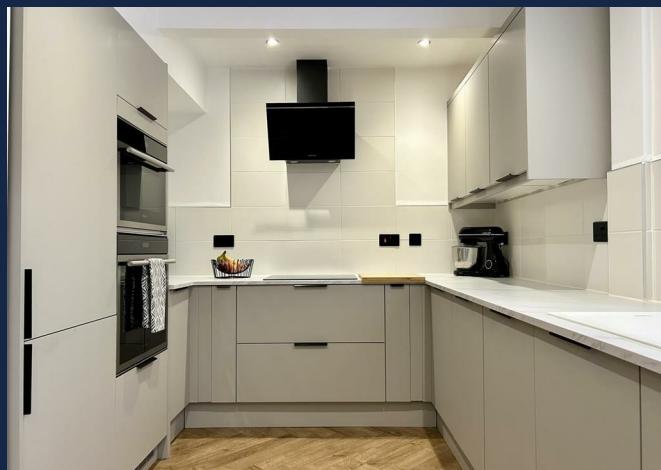


On Dunstall Road in Halesowen, this Mucklow style semi-detached home presents an excellent opportunity for families and professionals alike. The Squirrels is known for its community and excellent local amenities, including shops, schools, and parks, all within easy reach. This home is perfect for those seeking a blend of suburban tranquillity and accessibility to urban conveniences.

The property itself offers a block paved driveway to the front with a garage and front door into the property. The garage can also be accessed via the hallway, along with the open plan living area and lounge. The open plan living area provides plenty of light into the property courtesy of bifold doors to the rear, a fitted kitchen with integrated name brand appliances and a dining area. Upstairs are three bedrooms and a family bathroom. The rear garden is landscaped with patio and lawn.

In summary, this semi-detached house on Dunstall Road is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. With its spacious living areas, ample parking, and proximity to local amenities, it is sure to appeal to a wide range of potential buyers or renters. Do not miss the chance to make this lovely property your new home. JH 27/01/2026 EPC=C







Approach

Via a block paved driveway with stone chipping edge and raised block paved borders leading to front door giving access to:

Entrance hall

Vertical central heating radiator, doors to garage, front reception room and open plan living area, stairs to first floor accommodation, dado rail, herringbone flooring.

Front reception room 11'5" x 12'9" max 10'9" min (3.5 x 3.9 max 3.3 min)

Double glazed bay window to front, central heating radiator, coving to ceiling.

Open plan living area 23'11" x 10'9" (7.3 x 3.3)

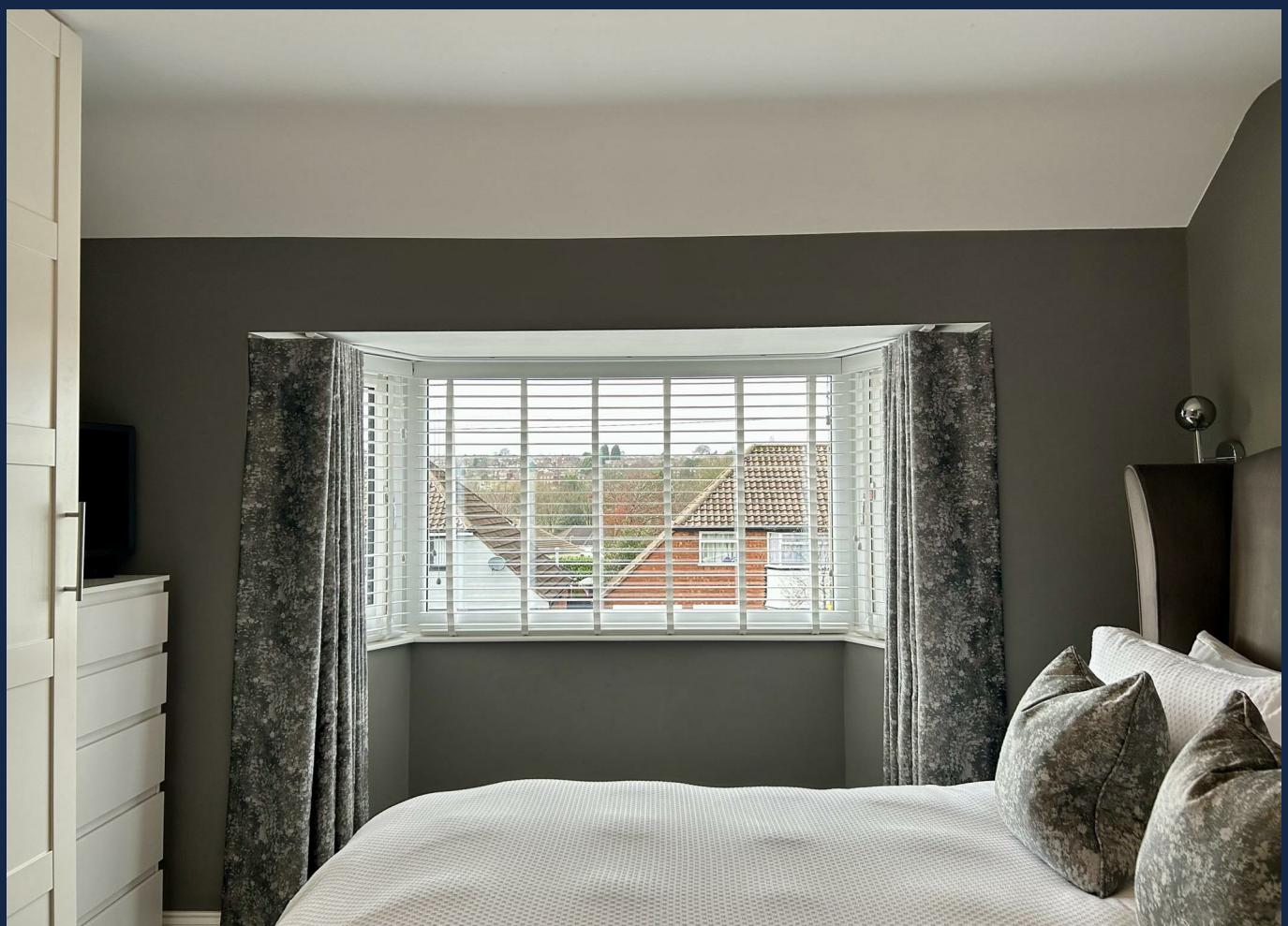
Bifold doors to rear, double glazed window to rear, vertical central heating radiator, matching wall and base units with square top marble effect surface over, integrated fridge freezer, integrated oven and combination oven/microwave, integrated hob, extractor, integrated dishwasher, one and a half bowl sink with mixer tap and drainer, door way to under stairs storage cupboard.

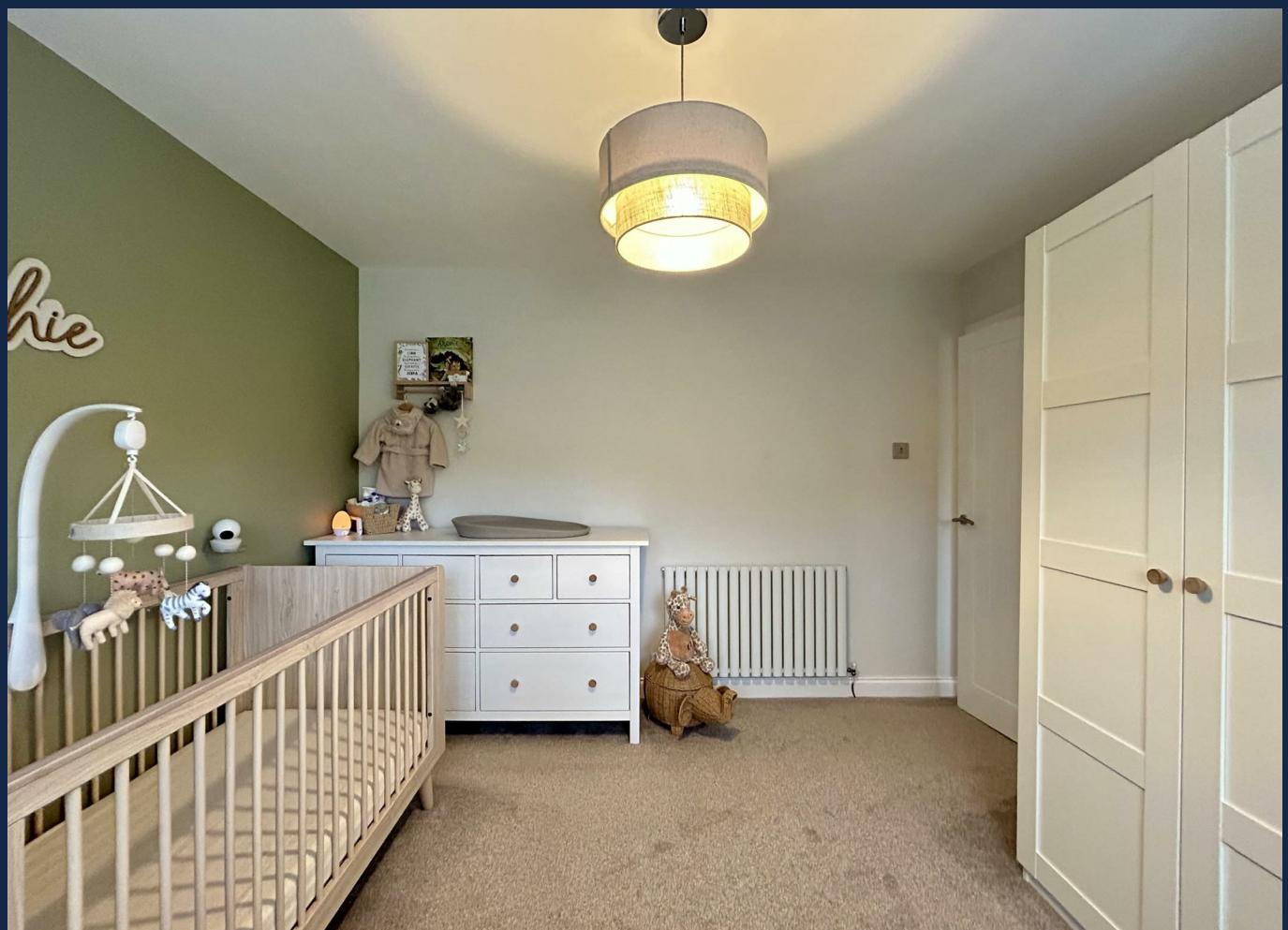
Garage 13'5" x 7'6" (4.1 x 2.3)

Up and over door to front, housing gas and electric meters, fuse box and central heating boiler.

First floor landing

Loft access, doors to three bedrooms and bathroom.











Bathroom

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

Bedroom one 10'9" x 13'1" (3.3 x 4.0)

Double glazed bay window to front, central heating radiator.

Bedroom two 11'1" x 9'10" (3.4 x 3.0)

Double glazed window to rear, central heating radiator.

Bedroom three 7'10" x 7'10" (2.4 x 2.4)

Double glazed window to front, central heating radiator, door to boarded eaves storage.

Rear garden

Slabbed patio with slabbed steps up to a raised lawn, further raised patio area with shed, the garden is bordered by fencing.

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 D

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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