





## NO UPWARD CHAIN

Situated on School Lane in Halesowen, this charming terraced property occupies a generous plot in a highly sought after residential area, perfect for first time buyers and growing families alike. The home enjoys close proximity to well-regarded local schools, convenient public transport links, and a variety of parks and local amenities that make the area so desirable.

The accommodation comprises a welcoming reception room, an inner hallway with access to a useful cellar, and a well presented kitchen featuring a traditional server hatch opening into a versatile rear reception room/utility area, which provides access to the rear garden and downstairs w.c. Upstairs, the landing leads to two comfortable bedrooms and a family bathroom fitted with both a bath and shower. Outside, the garden is a true highlight, boasting a generous lawn and ample outdoor space, ideal for entertaining, gardening, or a young family to enjoy.

The property benefits from its prime location within walking distance as well as being a great opportunity for a variation of buyers. JH 13/02/2026 V3 EPC=D







#### Approach

Via double glazed obscured stained glass front door into front reception room.

Front reception room 10'9" x 10'5" min 11'9" max (3.3 x 3.2 min 3.6 max)

Double glazed window to front, central heating radiator, coving to ceiling, cupboard housing electric meter, fuse box and gas meter in additional store, door into second reception room.

Second reception room/kitchen 10'2" min 11'9" max x 9'2" (3.1 min 3.6 max x 2.8)

Door to extension, service hatch into extension, central heating radiator, base units with roll top surface over, oven, one and a half bowl sink with mixer tap and drainer, space for half height fridge.

Utility area 8'10" x 7'10" (2.7 x 2.4)

The extension is a versatile space and currently being used as utility with double glazed double opening French doors to rear, double glazed window to rear, double glazed obscured window to side, vertical central heating radiator, service hatch to kitchen, central heating boiler, pedestal wash hand basin, double opening doors to downstairs w.c.

Downstairs w.c.

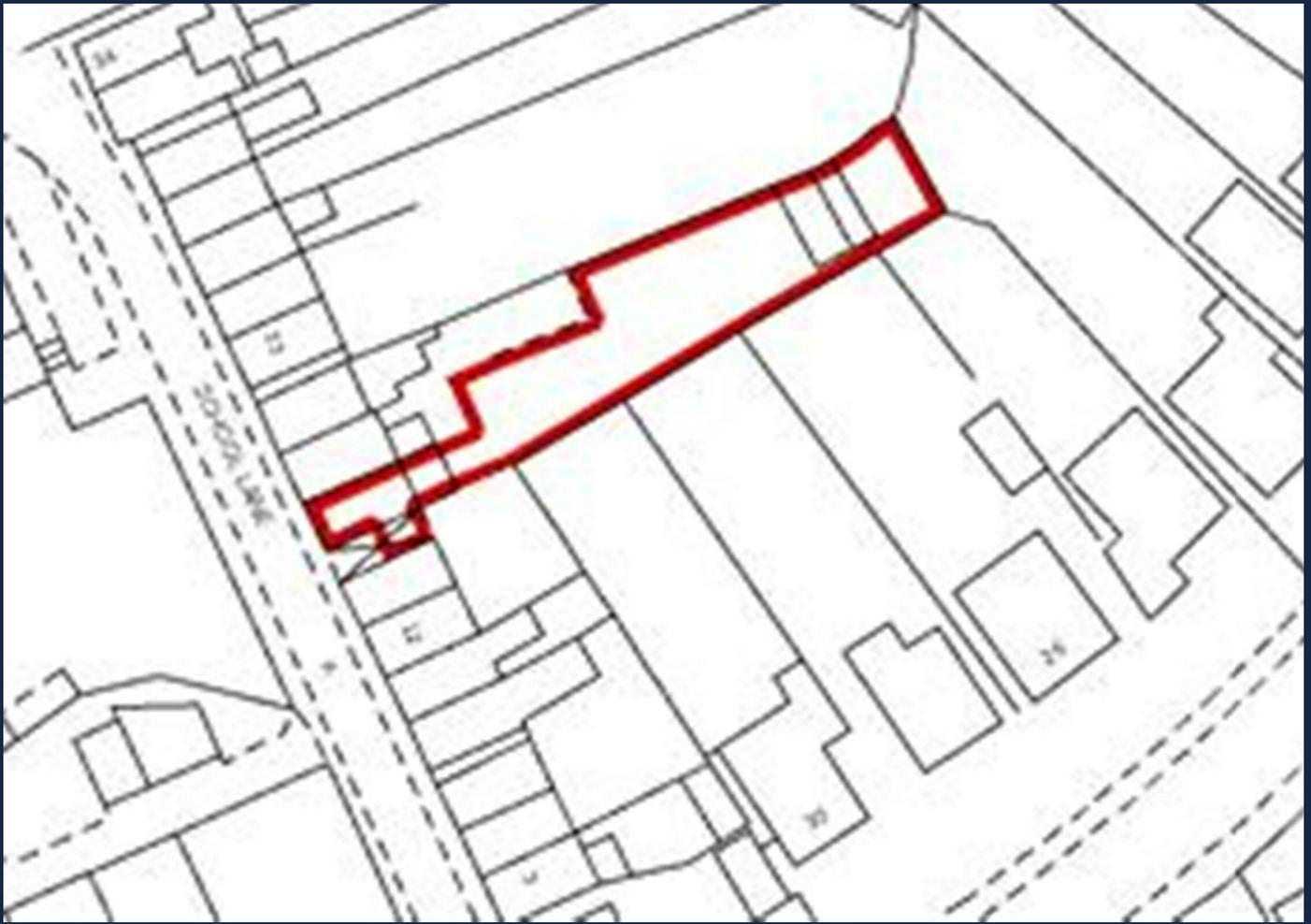
Low level flush w.c., double glazed obscured window to rear, dado rails.

First floor landing

Loft access and doors into two bedrooms and bathroom.







Bedroom one 11'9" x 10'5" (3.6 x 3.2)  
Double glazed window to front, central heating radiator.

Bedroom two 9'2" x 10'5" min 11'9" max (2.8 x 3.2 min 3.6 max)  
Double glazed window to rear, central heating radiator.

Bathroom  
Double glazed obscured window to rear, central heating radiator, bath, pedestal wash hand basin, low level flush w.c. and electric shower.

Rear garden  
Patio area with lawn, pathway to a further patio housing a shed.

Cellar 11'1" x 6'6" (3.38m x 2.00m)  
Accessed via the kitchen with power

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.

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.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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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