

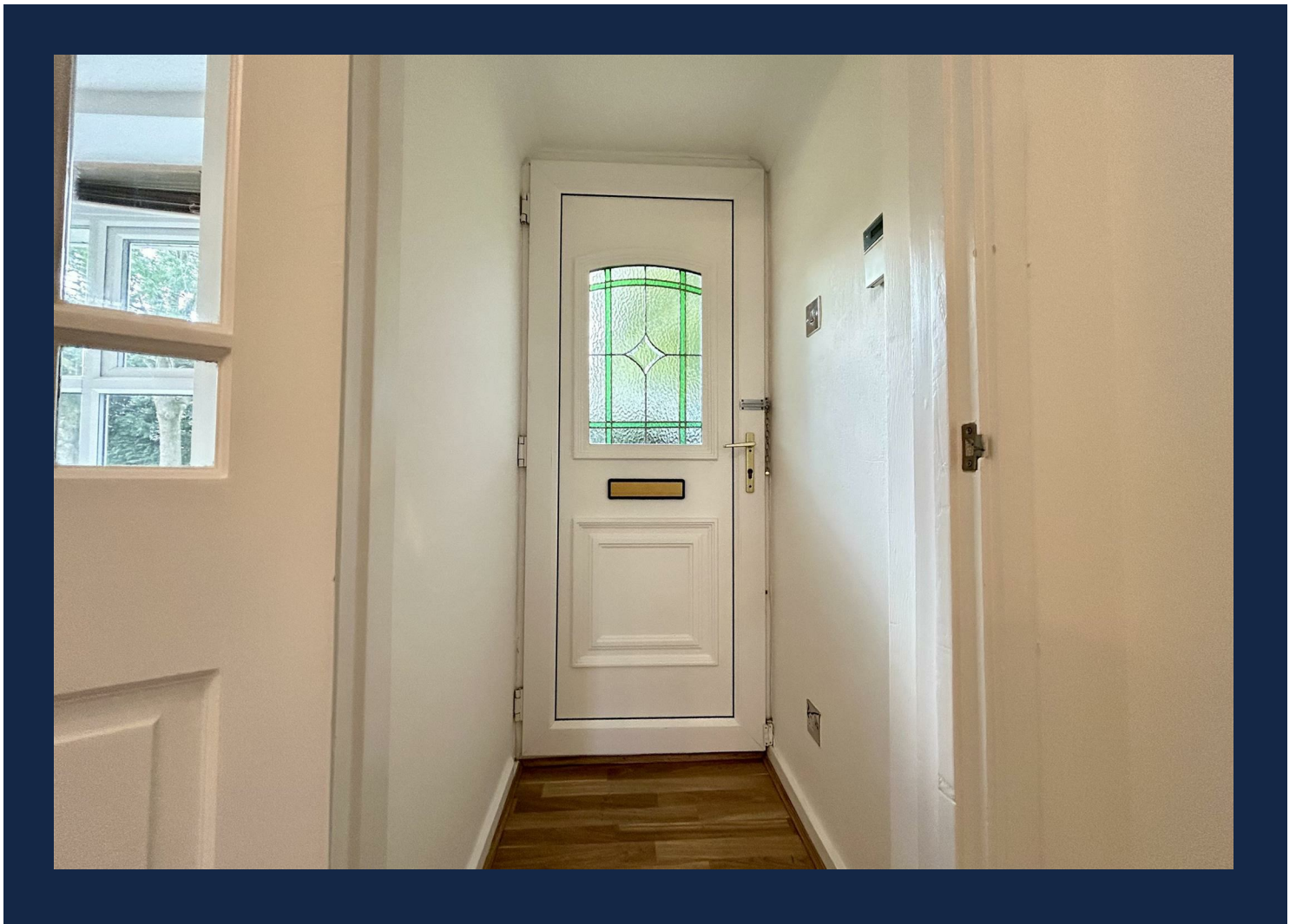
Grove.

FIND YOUR HOME



43 Wicklow Close
Halesowen,
West Midlands
B63 1HX

Asking Price £150,000



CASH BUYERS ONLY - SHORT LEASE

Situated on the sought-after Wicklow Close within the popular Squirrels estate in Halesowen, this delightful ground floor maisonette presents an excellent opportunity for investors or those looking to downsize into a peaceful, well-connected neighbourhood. Offered to the market on a cash-only basis due to a short lease, this property is ideal for buy-to-let investors or buyers seeking a competitively priced home in a prestigious area.

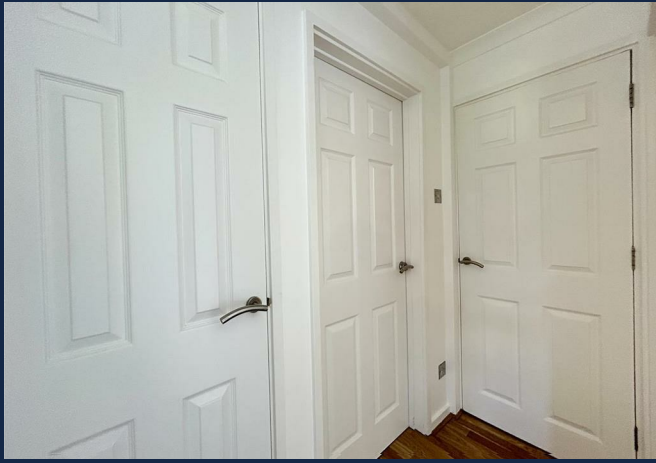
The Squirrels estate is highly regarded for its quiet, leafy surroundings and proximity to well-respected schools, open green spaces, and scenic walking routes. Halesowen town centre is just a short drive away, providing a wide range of amenities including ASDA, gyms, cafés, and transport links, offering convenience without compromising on tranquillity.

Approaching the property, you're welcomed by a neat front lawn and pathway leading to the private entrance. Inside, the home comprises an entrance porch, a spacious reception room with a charming bow window that enjoys a private outlook, and a well-appointed kitchen with direct access to the beautifully maintained rear garden. The inner hallway features two useful storage cupboards and leads to two well-proportioned bedrooms and a modern bathroom. The layout is practical and versatile, making this home suitable for a variety of lifestyles.

With its blend of comfort, location, and outdoor space, this maisonette represents a rare chance to secure a home in one of Halesowen's most desirable pockets. Whether you're an investor looking for strong rental potential or a buyer seeking a peaceful place to call home, this property deserves your attention. JH 09/09/2025 EPC=D







Approach

Via lawn and shared pathway to front door and bin store. Double glazed obscured stained glass front door leads to porch.

Porch

Coving to ceiling and glass door to reception room.

Reception room 10'2" x 19'0" max 16'0" min (3.1 x 5.8 max 4.9 min)

Double glazed window to front, electric storage heater, glass door into kitchen and door to inner hall, feature fire with wooden surround.

Kitchen 8'2" x 8'10" (2.5 x 2.7)

Double glazed window to rear, double glazed obscured door to rear, wall and base units, space for white goods, one and a half bowl sink with mixer tap and drainer, splashback tiling to walls, integrated oven, extractor.

Inner hall

Coving to ceiling, door to under stairs storage cupboard, door to the airing cupboard housing water tank, doors to bedrooms and bathroom.

Bathroom

Double glazed obscured window to rear, low level flush w.c., wash hand basin with mixer tap, vertical electric towel rail, coving to ceiling and complementary tiling to the walls.



Bedroom one 15'5" x 8'10" (4.7 x 2.7)

Double glazed window to front, electric storage heater.

Bedroom two 9'2" x 9'6" (2.8 x 2.9)

Double glazed window to rear, electric storage heater.

Rear garden

Slabbed patio area with block paved borders, path down to rear access, lawn and a variety of shrubs.

Garage

There is a garage en bloc.

Agents Note: The agents could not gain access to the garage for measurements.

Tenure

We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of the lease is 99 years from from 25 March 1973 with a ground rent of £22.50 (March & September). The service charge annually is approximately £63.50 (March & September)

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.

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