

Grove.

FIND YOUR HOME



93 Albert Road
Halesowen,
West Midlands
B63 4SL

Offers In The Region Of £265,000

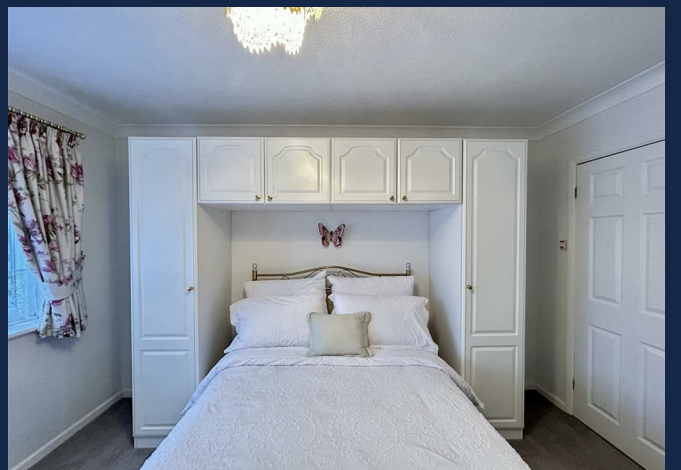


On Albert Road in Halesowen, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Situated in a desirable location, this bungalow is close to local amenities, parks, and transport links, making it easy to enjoy all that Halesowen has to offer. Whether you are looking to downsize or simply seeking a comfortable home in a friendly community, this property is sure to impress.

The property itself offers a driveway to the front with a stone chipping and shrub decorative frontage, with access into the garage, gate into the garden and side door into the entrance hall. The bungalow itself has an entrance hall, lounge, kitchen, two bedrooms and a wet room. The rear garden is low maintenance with access into the garage.

Do not miss the opportunity to make this charming bungalow your new home. JH
11/02/2026 V1 EPC=D







Approach

Via a tarmac driveway with stone chipping frontage with a variety of shrubs, access to garage with up and over door, access into garden via side gate. Double glazed front door leading into the entrance hall.

Entrance hall

Central heating radiator, loft access and doors into lounge, kitchen, two bedrooms, wet room and airing cupboard housing the water tank.

Kitchen 8'6" x 9'6" (2.6 x 2.9)

Double glazed window to rear, double glazed door to rear, central heating radiator, wall mounted central heating boiler, wall and base units with roll top surface over, splashback tiling to walls, space for white goods, plumbing for washing machine, oven, gas hob, extractor, sink with mixer tap and drainer.

Lounge 16'0" x 10'9" (4.9 x 3.3)

Double glazed bow window to front, central heating radiator, coving to ceiling, two ceiling roses, feature fire with surround, dado rail.

Bedroom one 12'5" x 10'9" (3.8 x 3.3)

Double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobes, double opening doors to built in wardrobe.





Bedroom two 9'2" x 10'9" (2.8 x 3.3)
Double glazed window to front, central heating radiator, coving to ceiling, dado rail.

Wet room

Double glazed obscured window to side, vertical central heating radiator, low level flush w.c., electric shower, pedestal wash hand basin.

Garden

Slabbed patio with lawn, stone chipping borders, further patio to the rear, gated access to front, door to garage.

Garage 17'8" x 8'2" (5.4 x 2.5)

Up and over door to front, pedestrian door, double glazed window and gas meter.

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 C

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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