

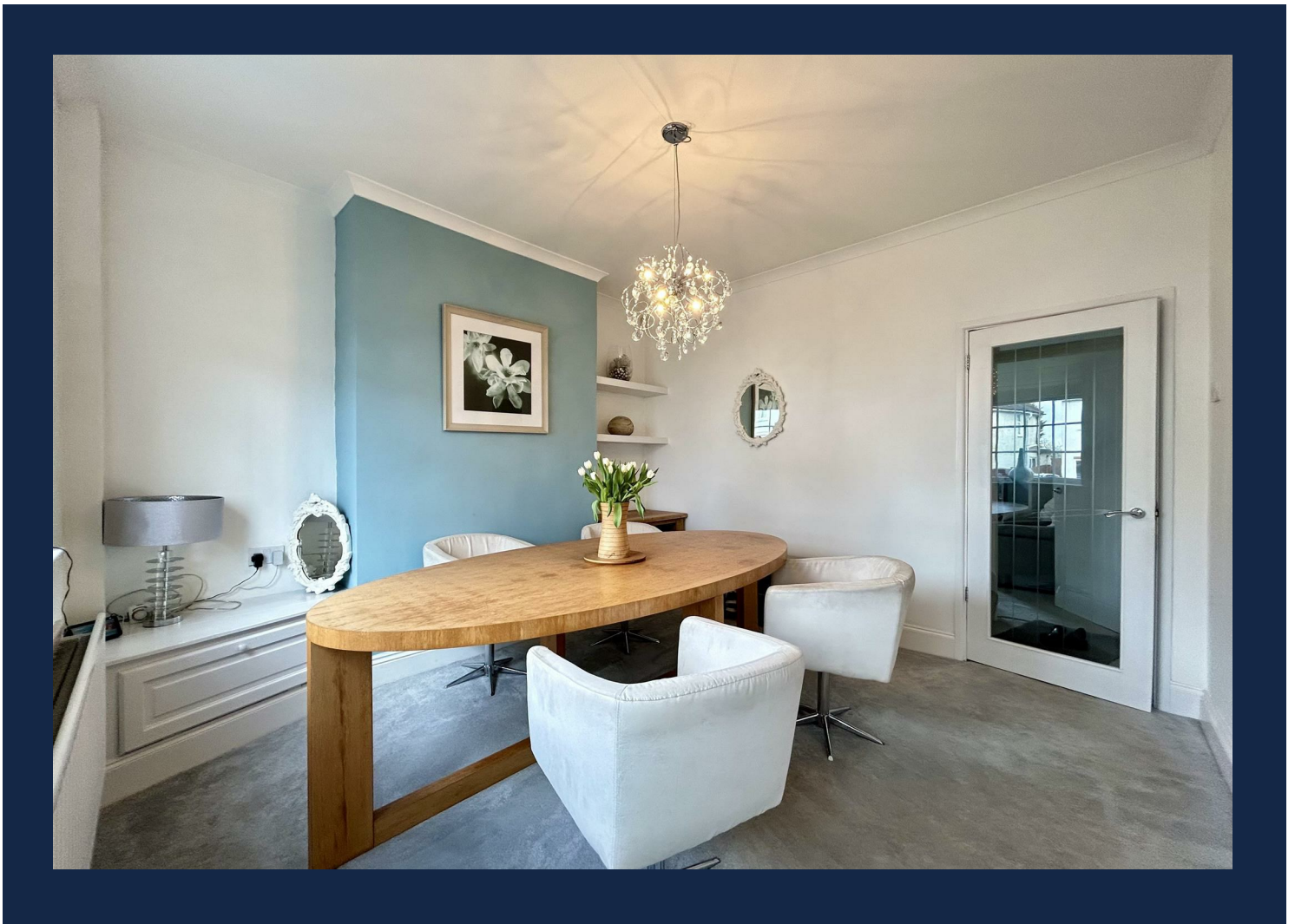
Grove.

FIND YOUR HOME



32 Albert Road
Halesowen,
West Midlands
B63 4SW

Offers In The Region Of £235,000



Located on Albert Road in Halesowen, this well presented terraced home offers an excellent opportunity for first-time buyers or families seeking three well-proportioned bedrooms. Halesowen is renowned for its welcoming community and excellent local amenities, including a range of shops in the town centre, well-regarded schools such as Huntingtree School and green spaces like Huntingtree Park, making it an ideal setting for family life. The property also benefits from good public transport links, with convenient bus routes providing easy access to nearby towns and cities.

The home features an attractive stone chipped frontage along with gated shared access leading to the rear garden. Internally, the ground floor comprises two reception rooms, fitted kitchen and a family bathroom. Upstairs, there are three generously sized bedrooms. Outside, the landscaped rear garden offers a patio area, lawn and a decked space with an outhouse/summer house, perfect for relaxing or entertaining.

Don't miss the opportunity to view this charming home and picture your future in this desirable neighbourhood. JH 30/03/2026 V1 EPC=D







Approach

Via a walled and stone chipping frontage, pathway leading to obscured front door leading to front reception room.

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

Double glazed window to front, central heating radiator, coving to ceiling, cupboard housing the gas meter, glass door into inner hall.

Inner hall

Stairs to first floor accommodation, doors into two reception rooms.

Lounge/ rear reception room 10'5" min 11'9" max x 11'9" (3.2 min 3.6 max x 3.6)

Double glazed window to rear, central heating radiator, feature fire and door to under stairs storage cupboard housing electric meter and fuse box, door into the kitchen.

Kitchen 14'1" x 6'10" (4.3 x 2.1)

Double glazed obscured door to side, two double glazed windows to side, central heating radiator, inset ceiling light points, wall and base units with roll top surface over, splashbacks, one and a half bowl sink with mixer tap and drainer, oven, space for washing machine, tumble dryer and fridge freezer, door into shower room.





Shower room

Two double glazed obscured windows to side, central heating radiator, vertical central heating radiator, vanity style wash hand basin with mixer tap, low level flush w.c., shower with monsoon head over, cupboard housing the central heating boiler.

First floor landing

Loft access with ladder, steps and doors to three bedrooms.

Bedroom one 11'9" x 10'5" min 11'9" max (3.6 x 3.2 min 3.6 max)

Double glazed window to rear, central heating radiator, storage cupboard.

Bedroom two 11'9" max 10'5" min x 11'9" (3.6 max 3.2 min x 3.6)

Double glazed window to front, central heating radiator.

Bedroom three 6'6" x 16'0" max 11'9" min (2.0 x 4.9 max 3.6 min)

Window to rear, central heating radiator, coving to ceiling.

Rear garden

Concrete patio with raised beds housing a variety of mature shrubs and trees, lawn with pathway to one side, outhouse/summer house on raised decking, gate to shared entry 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 you 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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