



**RE/MAX**  
Prime Estates



## **296 Hagley Road, Halesowen, B63 4QG**

### **Offers in excess of £225,000**

Situated on Hagley Road in Halesowen, this charming mid-terrace house offers an excellent opportunity for first-time buyers. Built in the early 1900's, the property retains a sense of character while providing modern living spaces. Spanning 1,119 square feet, the home features two generously sized double bedrooms, ensuring ample space for relaxation and rest.

The property boasts two reception rooms, providing versatile areas for entertaining guests or enjoying quiet evenings at home. The layout is practical and inviting, making it easy to envision personal touches that will transform this house into a home.

One of the standout features of this property is the spacious rear garden, which presents a wonderful outdoor space for gardening, leisure activities, or simply enjoying the fresh air. This garden is a rare find in urban settings and adds significant value to the home.

With its prime location on Hagley Road, residents will benefit from convenient access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

This property represents a fantastic opportunity for first-time buyers looking to establish themselves in a desirable area. With its blend of character, space, and potential, this mid-terrace house is not to be missed.

### Approach

With a small garden area to the front, a gate offering side access to the garden

### Living Room 11'8" x 11'8" (3.57 x 3.56)

With a door leading from the front, a door to the dining room, decorative fireplace with hearth, a double glazed bay window to the front and a central heating radiator

### Dining Room 11'8" x 11'10" (3.56 x 3.62)

With a door leading from the living room, access to the kitchen, a door leading to the under-stairs storage cupboard, decorative fireplace with hearth, a double glazed window to the rear and a central heating radiator

### Kitchen 8'3" x 14'10" (2.53 x 4.54)

With a door leading from the dining room, fitted with a range of wall and base units with worktops, integrated oven and hob with extractor hood, a stable door to the utility area, a double glazed window to the side

### Utility 8'8" x 4'7" (2.66 x 1.41)



With a door leading from the kitchen, a door leading to the rear garden, work surfaces, a door leading to the WC and a double glazed window to the rear

### WC

With a door leading from the utility, WC and a double glazed window to the rear

### Landing

With stairs ascending from the ground floor, doors to various rooms

### Bedroom 15'2" x 11'8" (4.63 x 3.57)

With a door leading from the landing, fitted wardrobes with storage, decorative fireplace and double glazed windows to the front

### Bedroom 7'3" x 11'10" (2.23 x 3.62)

With a door leading from the landing, built in store cupboard with loft access, a double glazed window to the rear and a central heating radiator

### Bathroom



With a door leading from the landing, WC, Hand wash basin, bath with shower over and screen, a central heating radiator and a double glazed window to the rear

### Loft Room

With step-ladder access, built in wardrobe storage, double glazed skylight windows to the ceiling

### Garden

With a door leading from the utility, patio area to the front with lawn beyond, garden building to the rear and a gate offering side access to the front of the property

### Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £60 including VAT per person will be applicable for this service.

### Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

#### Conveyancing Referrals:

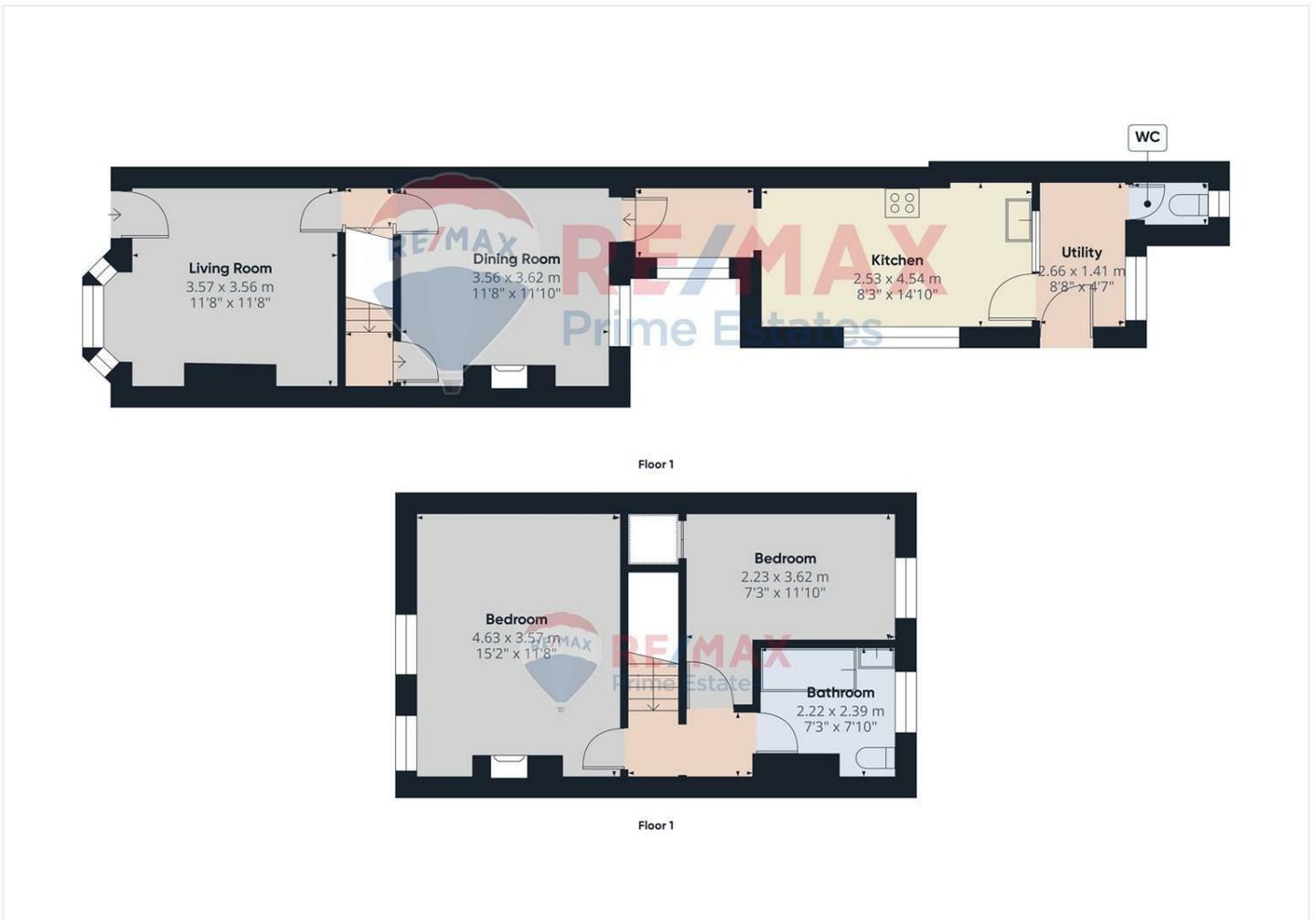
Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

#### Financial Services Referrals:

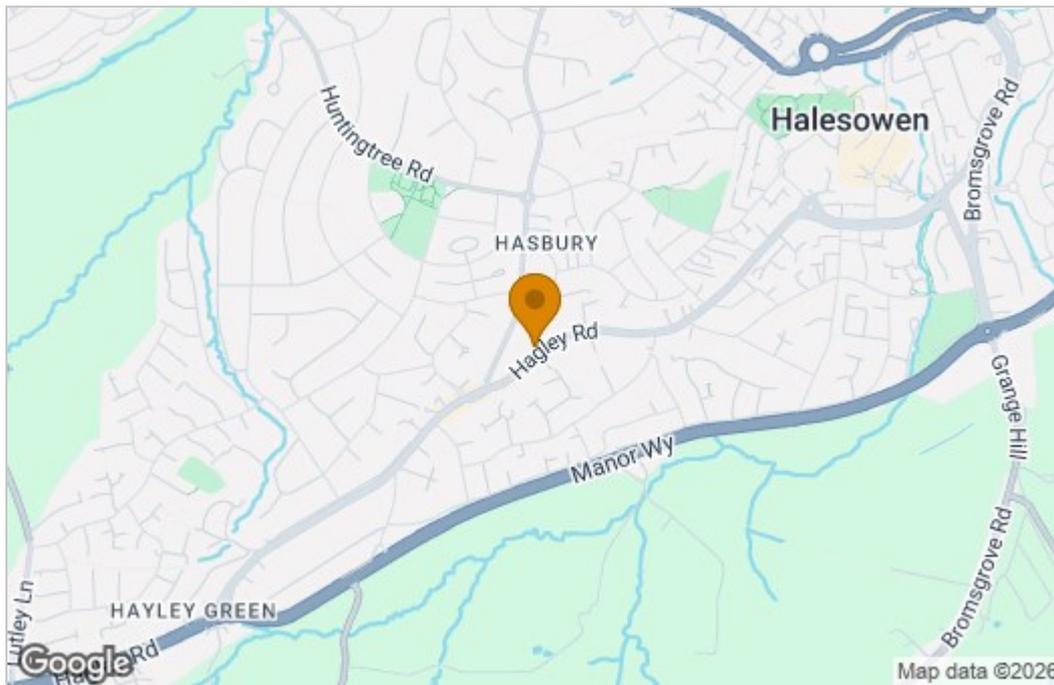
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

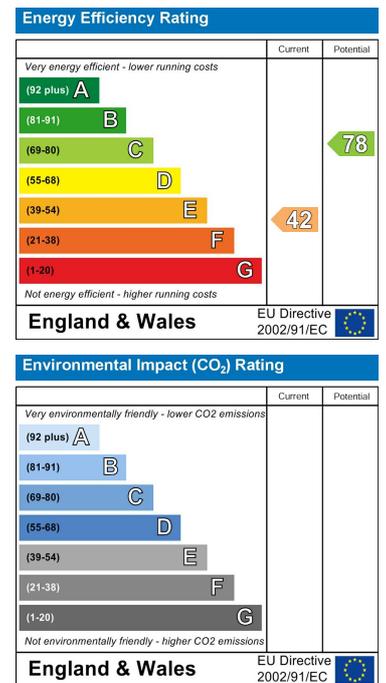
## Floor Plan



## Area Map



## Energy Efficiency Graph



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