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FIND YOUR HOME



3 Century Way
Halesowen,
West Midlands
B63 2TQ

Offers In The Region Of £300,000



Being one of the few semi detached townhouses of its style on Century Way, this property offers spacious and versatile accommodation, a garage store and a low maintenance garden. Situated within a welcoming community, the home is conveniently located close to the amenities of Halesowen town centre, local schools and Haden Hill Park, making it an ideal choice for families.

The property benefits from a driveway to the side, providing access to the garage store, while a stone chipped frontage leads to the main entrance. Internally, the ground floor comprises an entrance porch, hallway, kitchen, downstairs WC and a spacious lounge featuring bi fold style doors opening onto the rear garden. To the first floor are two bedrooms, a family bathroom and stairs leading to the second floor, where two further bedrooms can be found. The principal bedroom benefits from its own en suite shower room. Externally, the rear garden has been designed for low maintenance living, featuring artificial lawn and raised sleeper beds bordering the garden. A door provides direct access into the garage, the rear section of which is currently utilised as a utility area. JH 20/10/2026 V1 EPC=C





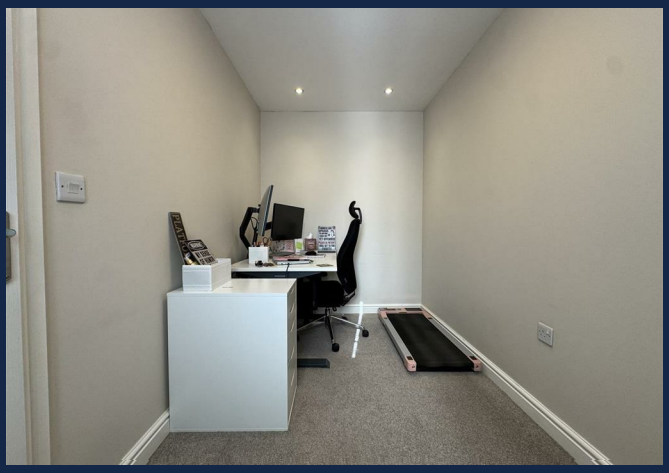


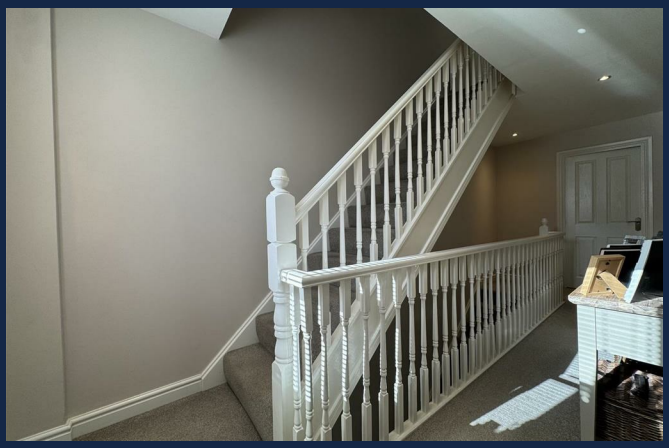













Approach
Via a slabbed pathway and stone chipping frontage, block paved driveway, access to garage/store to the side. Double glazed obscured front door into entrance porch.

Porch
Double glazed door to the entrance hall.

Entrance hall
Central heating radiator, stairs to first floor accommodation, door way into the kitchen and doors into the under stairs storage, downstairs w.c. and reception room.

Kitchen 6'2" x 12'1" (1.9 x 3.7)
Double glazed window to front, central heating radiator, wall and base units, square top surface over, splashback tiling to walls, integrated oven, hob, extractor, sink with mixer tap, integrated dishwasher and half height fridge.

Downstairs w.c.
Central heating radiator, pedestal wash hand basin, splashback tiling, low level flush w.c.

Reception room 15'1" x 12'9" (4.6 x 3.9)
Double glazed bifold style doors to the rear, central heating radiator, feature electric fireplace with surround.

First floor landing
Double glazed window to front, central heating radiator, built in shelving, doors into bedroom two.











Bedroom two 10'9" including wardrobe x 12'1" (3.3 including wardrobe x 3.7)
Double glazed window to the rear, central heating radiator, fitted wardrobes.

Bathroom
Vertical central heating towel rail, vanity set to include low level flush w.c., wash hand basin with mixer tap, bath with shower over.

Bedroom four 6'2" x 11'9" (1.9 x 3.6)
Double glazed window to front, central heating radiator.

Second floor landing
Vertical central heating radiator, airing cupboard, loft access and doors into bedroom one and bedroom three.

Bedroom one 15'5" max 11'5" min x 10'9". including wardrobe (4.7 max 3.5 min x 3.3. including wardrobe)
Double glazed window to rear, central heating radiator, fitted wardrobes, door to en-suite shower room.

En-suite shower room
Central heating radiator, low level flush w.c., pedestal wash hand basin basin and shower.

Bedroom three 12'5" x 9'6" (3.8 x 2.9)
Two double glazed windows to front, central heating radiator, fitted wardrobes.

Rear garden
Decked patio area with artificial lawn with raised sleeper beds with a variety of shrubs and plants, double glazed obscured door into the garage.

Rear garage/store 7'10" x 15'5" (2.4 x 4.7)
With power and door into the front garage/store, space for washing machine, tumble dryer and fridge freezer.

Front garage/store 1'11" x 7'6" (0.6 x 2.3)
Roll up garage door 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. We are advised there is a management company for the estate of approx £139.00 per annum.

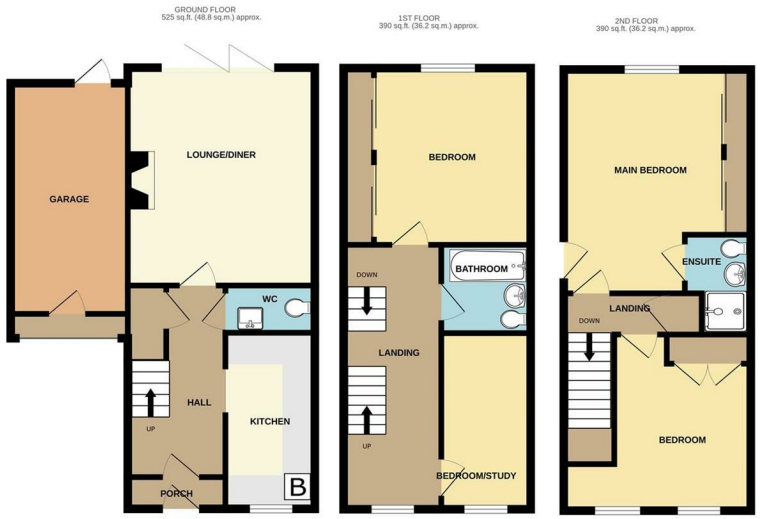
Council Tax Banding
Tax Band is C

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.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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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