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153 Mendip Road
Halesowen,
West Midlands
B63 1JH

Offers In The Region Of £570,000



Situated on Mendip Road in Halesowen, this impressive four bedroom detached home occupies a desirable cul de sac position on the popular Squirrels Estate. Ideally located for well regarded local schools, excellent bus links along Hagley Road and convenient commuter routes into Birmingham and beyond, the property offers an appealing combination of space, practicality and convenience.

The property is approached via a driveway providing off road parking, alongside a garage. Internally, the ground floor comprises an entrance porch and welcoming hallway, a front lounge with dual aspect windows allowing plenty of natural light, and a separate rear dining room. The modern kitchen is fitted with integrated appliances from recognised brands and opens into an adjoining reception room, offering flexible living space for a variety of needs. A separate utility room, with internal access to the garage, completes the ground floor. To the first floor, a spacious landing leads to four well proportioned bedrooms, including a principal bedroom with its own en suite shower room, together with a family bathroom. Externally, the well-maintained rear garden features a patio area, lawn and attractive feature pond, creating a pleasant space for relaxing and entertaining.

With its generous bedroom accommodation, versatile reception rooms, convenient parking and sought after location, this delightful home offers an excellent opportunity for families and those seeking flexible living space. Early viewing is highly recommended to fully appreciate all that this property has to offer. JH 26/10/2026 EPC=C

















Approach
Via a block paved driveway with automatic courtesy lighting, external CCTV, lawn, low level perimeter evergreen hedge, double glazed wider than average wheel chair friendly door into the entrance porch.

Porch
Two double glazed windows to the front, central heating radiator, tiled flooring, double glazed door into the entrance hall.

Entrance hall
Central heating radiator, wall lighting, heating thermostat, coving to ceiling, Amtico flooring dado rails, double opening doors into storage cupboard, stairs to first floor accommodation, doors into front reception room, kitchen and downstairs w.c.

Downstairs w.c.
Central heating radiator, Amtico flooring, Corian sufaces, vanity style wash hand basin with mixer tap and low level flush w.c.

Lounge 14'1" x 17'0" (4.3 x 5.2)
Double glazed bay window to front, two double glazed obscured windows to the side, coving to ceiling, dado rail, two central heating radiator and feature fireplace with solid wood surround, door into dining room.























Dining room 10'2" x 14'5" (3.1 x 4.4)
Double glazed patio door to rear, door to understairs storage cupboard, central heating radiator, coving to ceiling.

Kitchen 10'2" x 14'5" (3.1 x 4.4)
Double glazed window to rear, central heating radiator, tiled flooring, coving to ceiling, high gloss wall and base units with square top Quartz surfaces over, matching splashbacks, sink with mixer tap, integrated dishwasher, gas hob, extractor, integrated fridge freezer, double oven and microwave, entrance into the further dining and family room.

Dining and family room 21'7" x 7'10" min 9'10" max (6.6 x 2.4 min 3.0 max)
Double glazed window to rear, four windows to the bay, tiled flooring, double glazed French doors to the side, double glazed obscured window to side, two central heating radiators, door into the utility room.

Utility 6'6" x 7'10" (2.0 x 2.4)
Double glazed door to the side, central heating radiator, tiled floor, high gloss wall and base units with square top Corian surface over, inset wash hand basin with mixer tap, space for washing machine and tumble dryer, central heating boiler, internal access to the garage via a fire door.

Garage 19'4" x 8'2" (5.9 x 2.5)
Up and over garage door and houses the fuse box, tap and power points.

First floor landing
Double glazed obscured window to the side, loft access, coving to ceiling, dado rails, door to the airing cupboard housing the water cylinder, doors to:

Bedroom one 10'2" x 14'9" (3.1 x 4.5)
Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes, drawers and dressing table with Quartz surface over, laminate flooring, door to en-suite shower room.







FLOOR PLAN

En-suite
Double glazed obscured window to front, central heating radiator, vanity set including his and hers wash hand basins both with mixer taps, inset vanity mirror with lighting, Amtico flooring, shaving point, low level w.c., bidet, corner electric shower and Corian surfaces.

Bedroom four 7'2" x 11'1" (2.2 x 3.4)
Double glazed window to rear, coving to ceiling, central heating radiator, laminate flooring, double doors to built in wardrobe.

Bedroom two 8'10" x 11'5" (2.7 x 3.5)
Double glazed window to the rear, central heating radiator, coving to ceiling, laminate flooring, double opening doors to built in wardrobe.

Bedroom three 7'10" x 14'1" (2.4 x 4.3)
Double glazed window to rear, central heating radiator, coving to ceiling, laminate flooring, double opening doors to built in wardrobe.

Family bathroom
Double glazed obscured window to front and side, central heating radiator, Amtico flooring, shaving point, P shaped bath with shower over, vanity set including wash hand basin with mixer tap, bidet, low level flush w.c, Corian surfaces.

Private Rear garden
Slabbed patio area with pathway, bordered with a variety of shrubs, feature pond, lawn area, outdoor tap, power point, decorative lighting, flood lighting, access to the front via both sides of the property.

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 E

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.

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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.

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