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FIND YOUR HOME



10 Rosemary Road
Halesowen,
West Midlands
B63 1BW

Offers In The Region Of £400,000



Situated in a desirable residential location, this attractive three bedroom semi detached property has been thoughtfully improved and carefully presented, offering modern, versatile accommodation ideal for family life.

Upon entering, you are welcomed by a spacious ground floor designed to suit both everyday living and entertaining. The comfortable lounge leads through to a contemporary fitted kitchen, creating a practical and sociable layout. A separate utility room provides additional convenience, while a further reception room offers flexibility to suit a variety of needs, whether used as a snug, home office, gym or hobby room. Upstairs, the property features three well proportioned bedrooms, including two generous doubles and a third bedroom. Completing the first floor is a modern shower room, finished in a contemporary style. Outside, the rear garden has been well maintained, providing an inviting setting to relax, enjoy time with family or entertain guests. A summer house adds valuable additional space and could accommodate a range of uses, depending on individual requirements. To the front, a spacious driveway offers off-road parking for several vehicles.

Combining stylish interiors, flexible living areas and appealing outdoor space, this well presented home is an excellent option for buyers looking for a property that is ready to move into. Early viewing is recommended to appreciate the accommodation and features on offer. JH 26/10/2026 EPC=D

















Approach
Via a stone chipping in and out driveway with lawn island and access to the property via slabbed steps to to double glazed front doors with inserts and side panels leading into the entrance hall.

Entrance hall
Central heating radiator, inset ceiling light point, fitted wardrobes with sliding doors, stairs to first floor accommodation herringbone oak flooring, doors to open plan living area and utility.

Utility 5'10" x 7'10" (1.8 x 2.4)
Double glazed obscured window to side, Victorian style column radiator, space for washing machine and tumble dryer, wash hand basin with mixer, low level w.c. and panelling to the walls.

L shaped living room 22'3" max 13'1" min x 22'11" max 8'10" min (6.8 max 4.0 min x 7.0 max 2.7 min)
Double glazed window to front, three double glazed windows to side, two central heating radiators, feature electric log burner with open brick surround, base units with a solid square top quartz surface over and splashbacks to match, centre island with cabinets, butler sink with mixer tap, space for dishwasher, Range Master oven and American style fridge freezer, solid wood herringbone flooring, open brick wall and sliding door into study/snug.

Study/snug 15'8" x 7'10" (4.8 x 2.4)
Double glazed door to the side, double glazed window to the side, panelling to wall, door to built in storage.



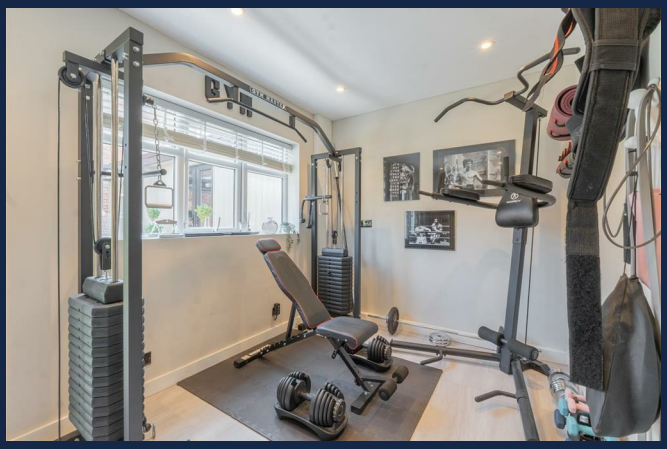


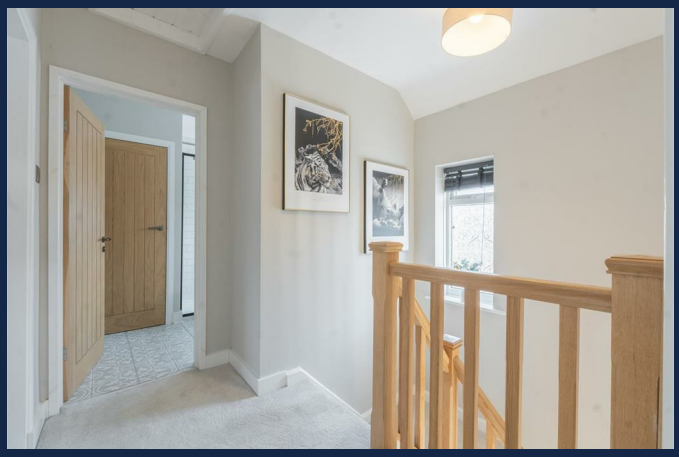


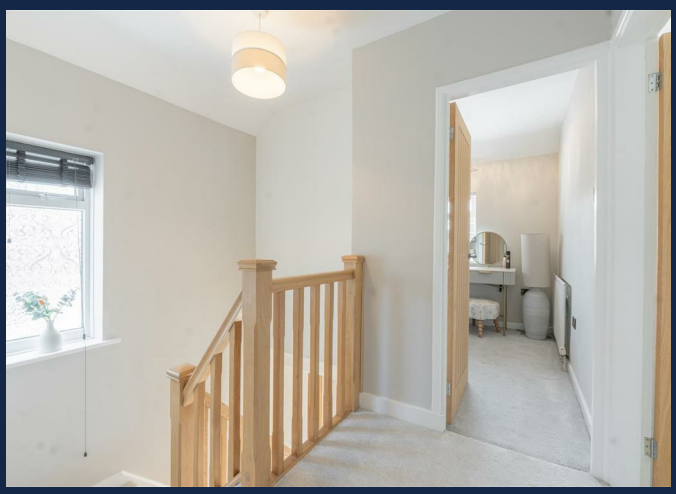





JBL



















First floor landing
Double glazed obscured window to the side, loft access and doors to three bedrooms and bathroom.

Bathroom
Three double glazed obscured windows to side, vertical central heating radiator, walk in shower with monsoon head over, vanity set including low level flush w.c. and wash hand basin with mixer tap, built in storage cupboard housing central heating boiler.

Bedroom one 12'9" x 11'5" (3.9 x 3.5)
Double glazed window to side, double glazed window to front, panelling to walls, central heating radiator.

Bedroom two 13'1" x 11'9" (4.0 x 3.6)
Double glazed window to side, central heating radiator.

Bedroom three 8'6" x 8'6" (2.6 x 2.6)
Double glazed window to front, central heating radiator.

Garden
Raised decked patio, slabbed patio with stepping stone leading to the gated access to front, French doors to the outhouse/summer house.

Summer House
With double glazed window to the rear.

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 D

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







GROUND FLOOR



1ST FLOOR



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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.

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