



63 Portsdown Road
Halesowen, B63 1JW

Asking Price £250,000

The Property

Offered with no upward chain is this beautifully presented **THREE BEDROOM** semi detached property situated on the ever popular 'Squirrels' estate in Hayley Green, Halesowen.

This lovely family home has gas central heating, double glazing and briefly offers, entrance vestibule with useful bin storage, entrance hall, downstairs WC, beautifully appointed kitchen diner, spacious lounge, conservatory, three bedrooms and shower room.

To the front is a block paved driveway providing off road parking and to the rear is a very good sized low maintenance garden with rear access to the additional parking area. EPC: C // Council Tax: B
NO CHAIN

Frontage

To the front of the property is a block paved driveway providing off road parking for two vehicles.

Entrance Vestibule

With useful bin store. Window to the side.

Entrance Hall

Stairs rise to the first floor. Storage cupboard.

Downstairs WC

A two piece suite comprising: Low level WC and wash hand basin. Window to the front.

Kitchen Dining Room

A beautifully appointed kitchen featuring a range of eye and low level units incorporating: sink and drainer, integrated gas hob with extractor over, integrated eye level oven and integrated microwave. Integrated dishwasher and washing machine. Window to the front.

Lounge

Spacious lounge with feature fireplace and laminate flooring. Door leads to the conservatory.

Conservatory

Double doors lead to the rear garden.

Landing

Airing cupboard and overstairs storage cupboard.

Bedroom One

Window to the front and built in wardrobe.

Bedroom Two

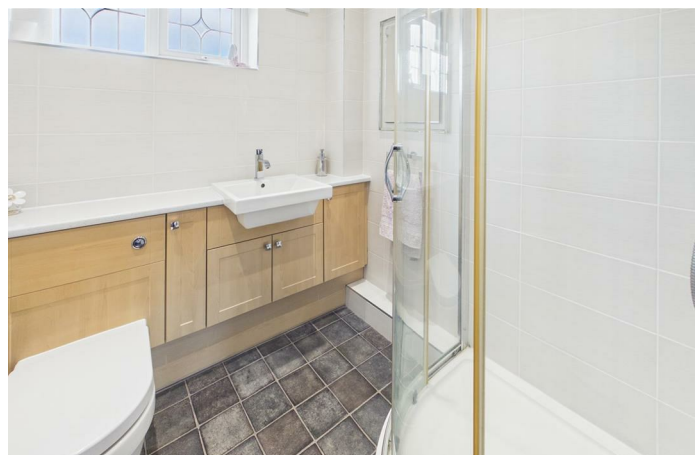
Window to the rear and built in wardrobe

Bedroom Three

Window to the rear.

Shower Room

A beautifully appointed shower room featuring a three piece suite comprising: corner shower cubicle, vanity unit WC and integrated wash hand basin. Window to the front.



Rear Garden

To the rear of the property is a fully enclosed low maintenance garden with a large metal storage shed. There is gated access to a communal pathway which leads to the rear communal parking area to the rear of the property. (This communal parking area is subject to an annual charge - See Tenure notes)

Tenure

We are advised by the vendor that the property is freehold. There is a Rentcharge managed by Midland Heart for the communal parking area to the rear of the property paid by several houses within this vicinity. The vendor has provided the documentation and cost for the 2026-2027 as £240.48 (£20.04 per month) Bloore King and Kavanagh would stress that we have not checked the full legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor.

General

The vendors have indicated that carpets /blinds /shutters/bedroom wardrobe are included within the asking price. Certain items of furniture such as beds / coffee table / sideboards they would consider selling separately separately

Brochure Declaration

FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. **CONSUMER PROTECTION REGULATIONS 2008:** These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. **PLANNING PERMISSION/ BUILDING REGULATIONS:** Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. **REFERRAL FEES:** We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.





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