ABODE
SALES & LETTINGS

Shelton Lane, Halesowen, West Midlands, B63 2XF

£250,000



https://www.abodemidlands.co.uk







A superbly spacious and fully refurbished family home, positioned in an elevated setting on a popular residential road. Finished to a high standard throughout, the property features a modern fitted kitchen with integrated appliances, a stylish family bathroom, and a generous open-plan lounge/diner with patio doors opening onto a tiered rear garden—perfect for entertaining and everyday living.

To the first floor are three well-proportioned bedrooms, offering comfortable accommodation for families or those needing additional space. Further benefits include a garage and driveway, providing ample off-road parking. This impressive home combines contemporary finishes with practical living space, making it an ideal choice for a wide range of buyers.

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Porch
Entrance porch featuring a uPVC double glazed window to the front elevation and a uPVC double glazed entrance door. Finished with tiled flooring and providing access via an internal composite door to:

Lounge/Diner
A spacious open-plan living and dining area, ideal for both relaxing and entertaining. The room benefits from two central heating radiators, TV aerial point, and a feature electric fireplace with surround. Sliding uPVC double glazed patio doors open directly onto the rear garden, allowing for plenty of natural light. Stairs rise to the first-floor landing, and an internal door leads through to the kitchen.

Kitchen
Fitted with a range of matching base and eye-level units, drawers, and roll-top work preparation surfaces. Features include a stainless steel sink with drainer and mixer tap, gas hob with stainless steel extractor hood, oven/grill, and integrated fridge and freezer. There is also plumbing for under-counter appliances. A uPVC double glazed window overlooks the rear, with an additional window to the side elevation, alongside a side access door. Finished with a central heating radiator.

Landing
Providing access to the loft via hatch and a useful storage cupboard with hanging rail. Internal doors lead to:

Bedroom One
A generously sized double bedroom with a uPVC double glazed window to the rear elevation, central heating radiator, telephone point, and TV point.

Bedroom Two
With a uPVC double glazed window to the front elevation, central heating radiator, and telephone point.

Bedroom Three
Featuring a uPVC double glazed window to the front elevation, central heating radiator, and a useful over-stairs storage area.

Family Bathroom
Appointed with a three-piece suite comprising a low-level WC, wash hand basin with mixer tap, and panelled bath with shower over and glass screen. Complemented by tiled wall coverings, a heated towel radiator, extractor fan, and a frosted uPVC double glazed window to the rear elevation.

Garage
With an up and over door to the front elevation housing the gas meter, electrical consumer unit, electric meter and a central heating combination gas boiler with workspace and space under for freestanding white goods






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AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.





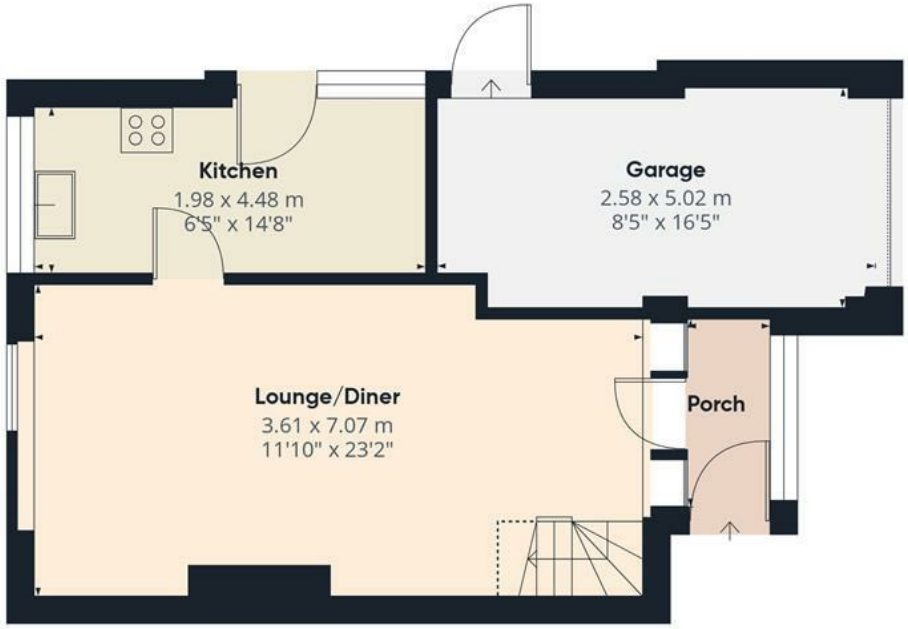




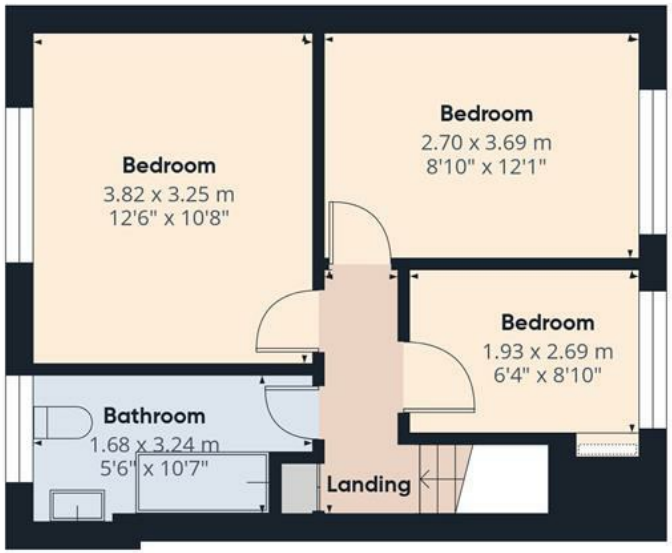





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Floor 0



Floor 1



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Approximate total area(1)

85.2 m²

917 ft²

Reduced headroom

0.7 m²

7 ft²

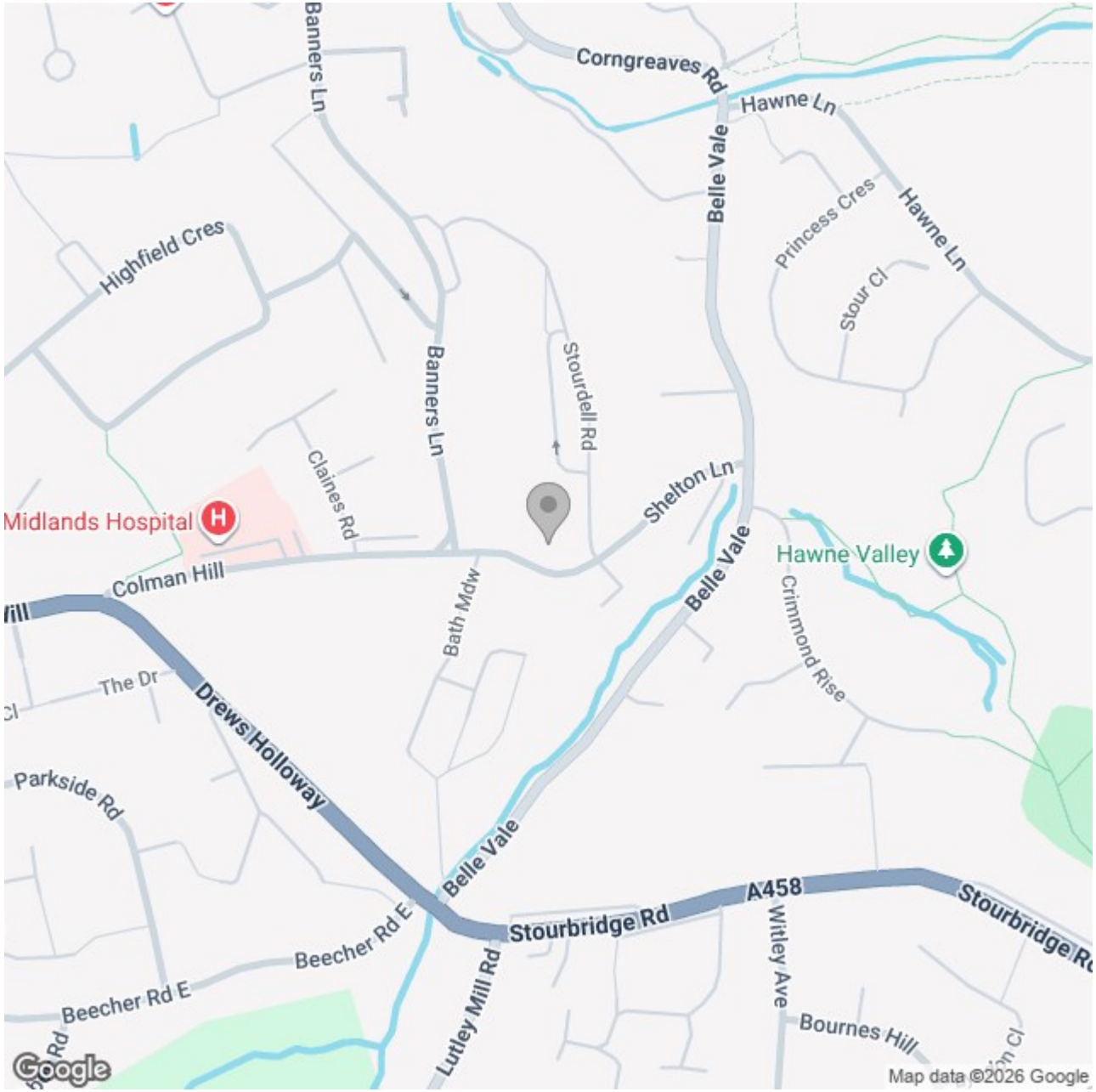
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.