ABODE
SALES & LETTINGS

Cherry Street, Halesowen, West Midlands, B63 3RQ

£249,500



https://www.abodemidlands.co.uk







A well-presented three-bedroom family home, ideally positioned on Cherry Street and offered to the market with no onward chain and vacant possession. The property benefits from a welcoming frontage with a block-paved driveway providing off-road parking, alongside a front garden area.

Internally, the accommodation comprises a spacious lounge, well-equipped kitchen/diner, and a bright conservatory overlooking the rear garden. To the first floor are three bedrooms, including a principal bedroom with bay window, a second bedroom with fitted wardrobes, and a modern family bathroom.

Externally, the property enjoys convenient side access leading to a generous rear garden, which is mainly laid to lawn and enhanced by mature trees, creating a pleasant outdoor space. The garden is enclosed by timber fencing to the boundaries, providing privacy and security.

Further benefits include UPVC double glazing, gas central heating, a combination boiler, and excellent storage throughout. An ideal opportunity for families or first-time buyers seeking a well-located home with flexible living accommodation and attractive outdoor space.

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Hallway
A welcoming entrance hallway featuring a UPVC double glazed front door, staircase rising to the first-floor landing, UPVC double glazed frosted side window, useful under-stairs storage cupboard, and access to the principal ground floor rooms.

Lounge
A bright and comfortable reception room benefiting from a UPVC double glazed bay window overlooking the front elevation, central heating radiator, and an attractive focal point fireplace with timber surround. Further features include a composite half telephone point and TV aerial connection.

Kitchen/Diner
A well-appointed kitchen/diner with a UPVC double glazed window overlooking the rear garden. The kitchen comprises a range of matching wall and base units with drawers, roll-top work surfaces, and integrated appliances including a stainless steel one-and-a-half bowl sink with mixer tap. Additional features include a gas hob with oven and grill, central heating combination boiler, tiled flooring, and a UPVC double glazed door leading to the conservatory.

Conservatory
A spacious conservatory with UPVC double glazed windows to the rear and side elevations, tiled flooring throughout, TV aerial point, and UPVC double glazed French doors opening onto the rear garden.

Landing
The landing area features a UPVC double glazed side window, smoke alarm, access to the loft space, and doors leading to all bedrooms and the family bathroom.

Bedroom One
A generous double bedroom with a UPVC double glazed bay window to the front elevation, central heating radiator, and telephone point.

Bedroom Two
A further well-proportioned bedroom with a UPVC double glazed rear-facing window, central heating radiator, and a range of fitted wardrobes with mirrored fronts, hanging rails, and shelving.

Bedroom Three
A versatile third bedroom with a UPVC double glazed front-facing window, central heating radiator, and loft access hatch.

Family Bathroom
A modern three-piece family bathroom suite comprising a low-level WC, wash hand basin with mixer tap, and panelled bath with glass shower screen and shower over. Additional features include wall boarding, heated towel rail, extractor fan, rear-facing UPVC double glazed frosted window, and ceiling spot lighting.






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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.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

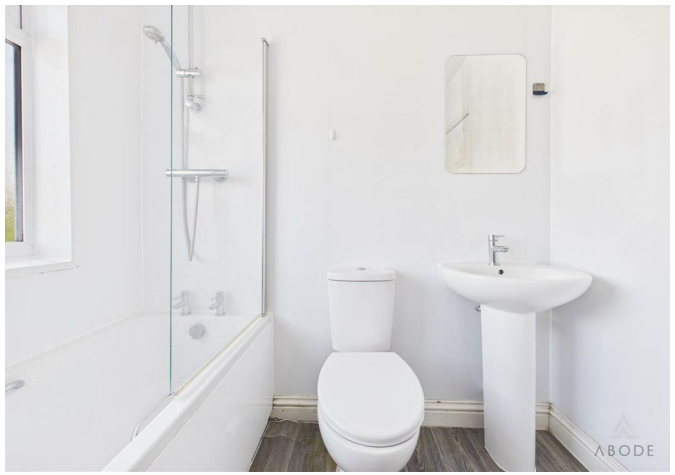
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.



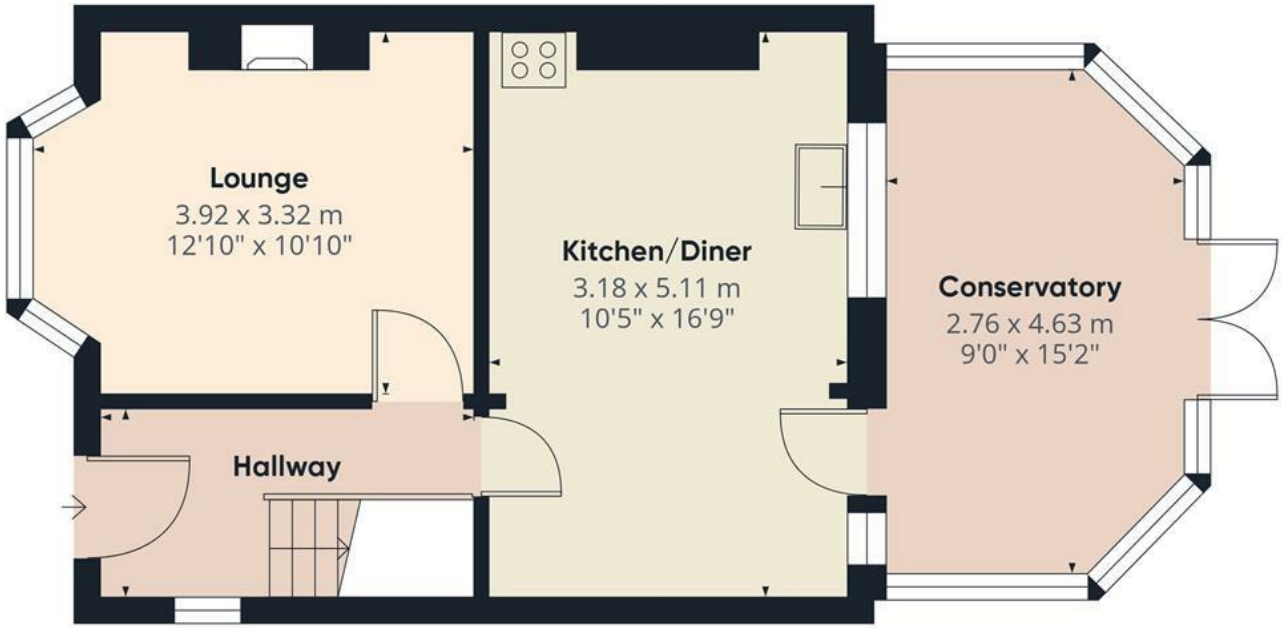




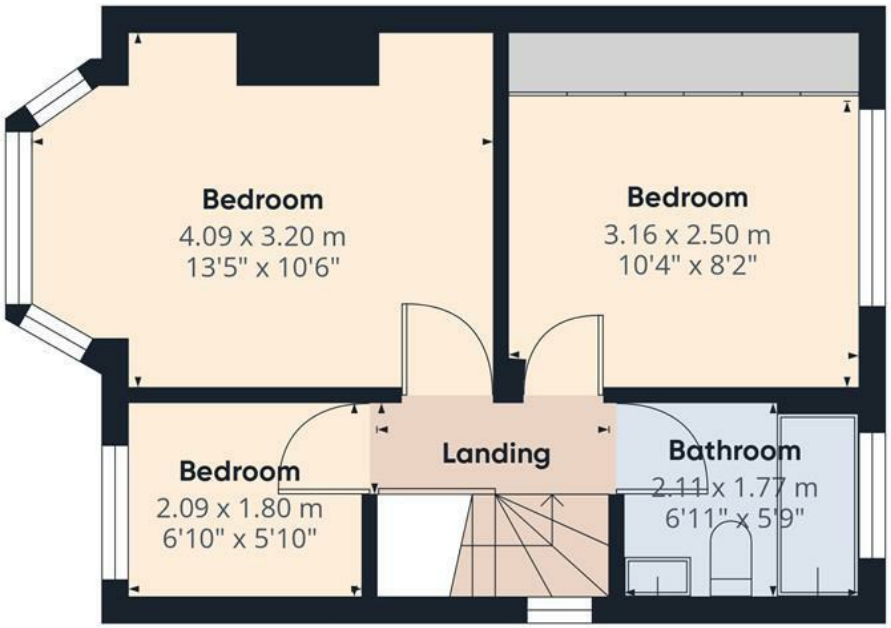








Floor 0



Floor 1



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Approximate total area(1)

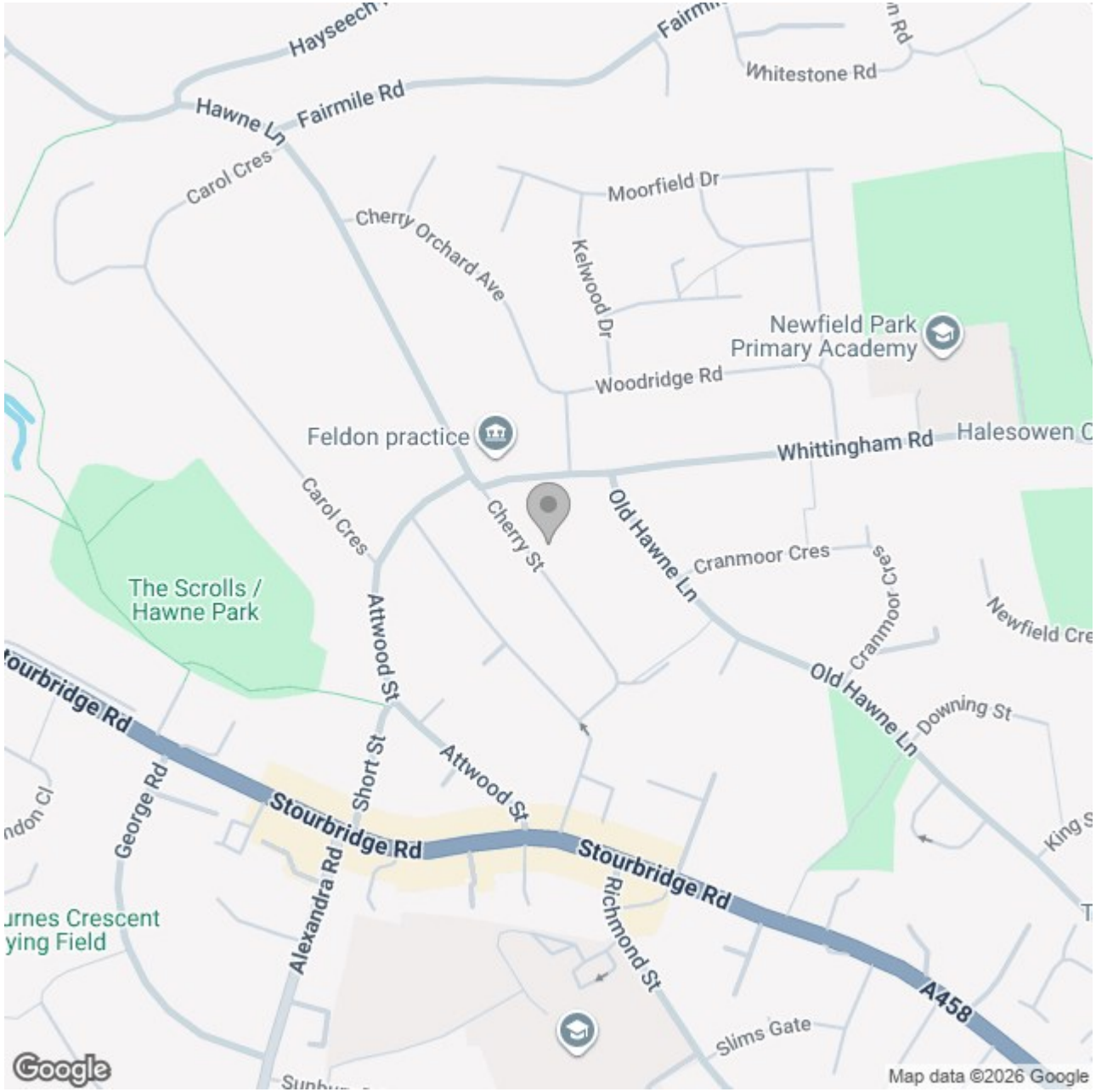
77.2 m²

830 ft²

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(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.