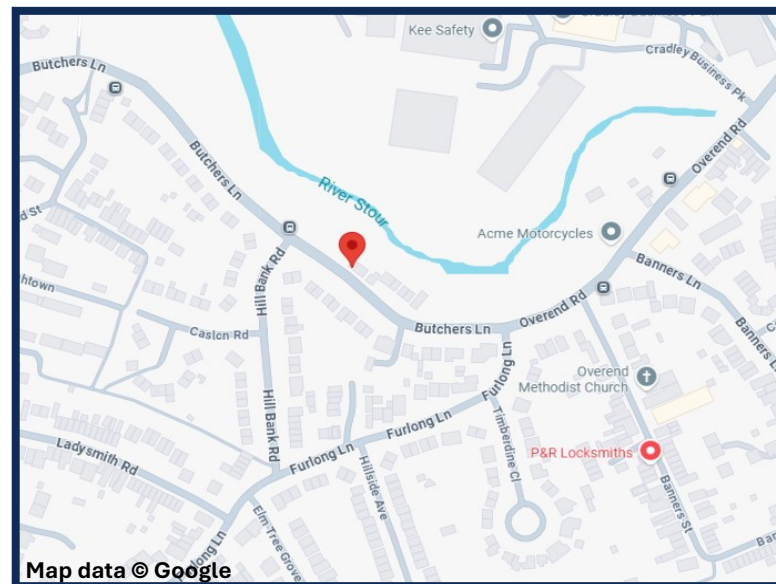




Sales Agent: Nathan Hassan

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### Asking Price £230,000

2 Bed | 1 Reception | 2 Bath | Conservatory

### Freehold





**Complete Property Services are delighted to offer for sale these two neighbouring properties on Butchers Lane.**

Both homes have been thoughtfully finished with modern living in mind and benefit from both front and rear access to a large communal car park, secured with an electric roller shutter.

Built in 2006, this home has undergone significant enhancements throughout. The ground floor comprises a welcoming entrance hall, a cosy lounge, a modern kitchen, a bright conservatory, and a high-end shower room. Upstairs, there are two generous double bedrooms, both with fitted wardrobes, and a stylish bathroom. The rear garden has been attractively landscaped, featuring new timber fencing and an artificial lawn for easy maintenance.

This house is an exceptional choice for first-time buyers, professionals, downsizers, or anyone seeking stylish, turnkey living. With its practical layout and high-spec finishes throughout, this is a property not to be missed.

Viewing is highly recommended to fully appreciate what's on offer.

**Tenure:** Freehold (as advised by the seller)

**Local Authority:** Dudley MBC

**Council Tax Band:** B

**EPC Rating:** C (74)



## Location

Conveniently located in Halesowen, the property is well served by a wide range of amenities. Halesowen Town Centre is just a short drive away, offering supermarkets, retailers, cafés, and leisure facilities, while nearby Cradley Heath High Street provides further shops, restaurants, and takeaways.

Excellent transport links include local bus and train services via Cradley Heath Interchange. For commuters, the property is ideally placed for access to Junction 3 of the M5, providing routes to Birmingham, Worcester, and beyond.

The area is also home to a selection of good schools and colleges, along with several green spaces and parks, including Corngreaves Nature Reserve and Haden Hill Park.

## Approach

A modern, brick-built property with a smart façade and white front door. The pitched roof is finished with stylish grey tiles and features a charming dormer window. To the left side, a large roller shutter gate provides secure vehicle access to the communal car park.

## Car Park

Tarmac-surfaced and bordered by new timber fencing and mature conifer trees, offering privacy and security. Private, secure parking for both properties.

## Accommodation Details

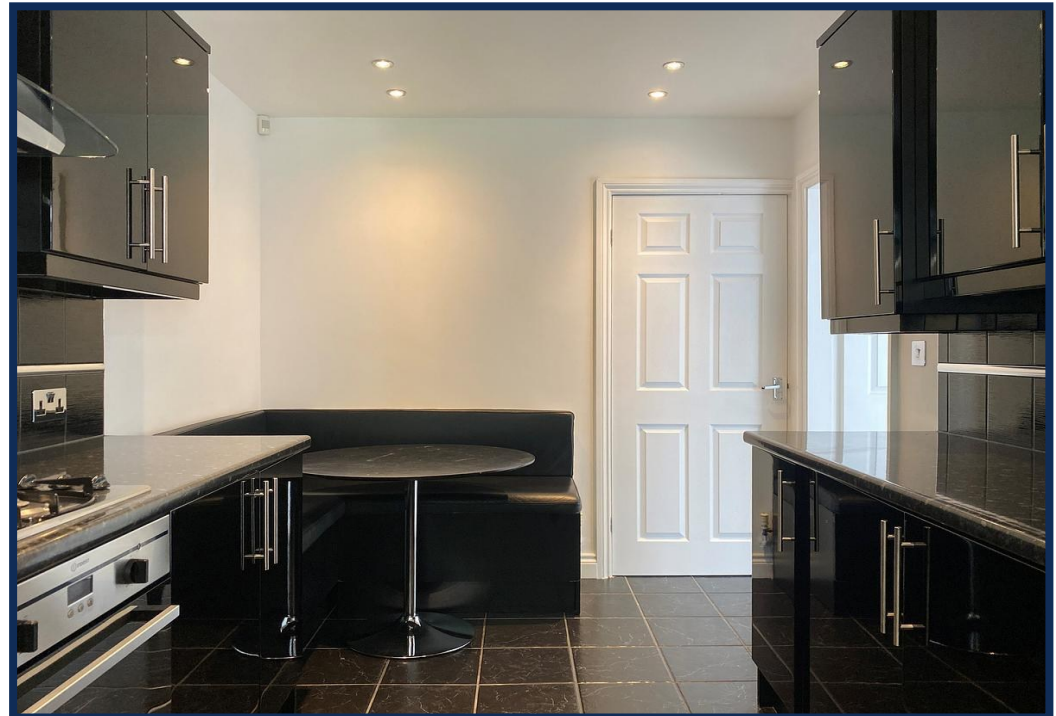
### Ground Floor

#### Entrance Hall

A welcoming hallway with glossy black tiles, stairs to the first floor, and doors to the kitchen and ground-floor shower room. Includes a gas radiator, ceiling spotlights, consumer unit, and alarm panel.

#### Lounge

A cosy, well-kept room, carpeted in light grey with French doors opening to the conservatory. Gas radiator and ceiling spotlights.



## Kitchen

A beautifully presented, modern kitchen featuring black marble-effect worktops and high-gloss black cabinets with chrome handles. Black tiled splashbacks add a sleek finish. A double-glazed window sits above a stainless-steel sink with chrome mixer tap, and various ceiling spotlights.

Integrated appliances include a fridge, freezer, dishwasher, built-in oven, and gas hob with stainless steel extractor hood. There is space for a washing machine. To the rear, a built-in breakfast nook with corner bench seating and round table offers the perfect space for casual dining.

## Shower Room

The shower room features sleek black tiling throughout, a quadrant glass shower enclosure with electric shower, white vanity sink, close-coupled WC, chrome heated towel rail, extractor fan, various ceiling spotlights, and obscure double-glazed window to side.

## Conservatory

A bright, versatile space with wraparound double-glazed windows and fitted vertical blinds. Includes ceiling fan with light, and a white uPVC door to the rear garden.

## First Floor

### Landing

Carpeted stairs and landing with two front-facing double-glazed windows, providing access to both bedrooms and the bathroom.

### Bedroom One

A spacious double bedroom, carpeted in light grey with rear-facing double-glazed window, gas radiator, ceiling spotlights, and mirrored fitted wardrobe.

### Bedroom Two

Another generously sized double, also carpeted in light grey with rear-facing double-glazed window, gas radiator, ceiling spotlights, and mirrored fitted wardrobe. Loft hatch.





## Bathroom

The bathroom is fully tiled in sleek black wall tiles. The standout feature is the P-shaped jacuzzi-style bath with a curved glass screen and shower over. White vanity sink and close-coupled WC, extractor fan, various ceiling spotlights, and obscure double-glazed window to the side.

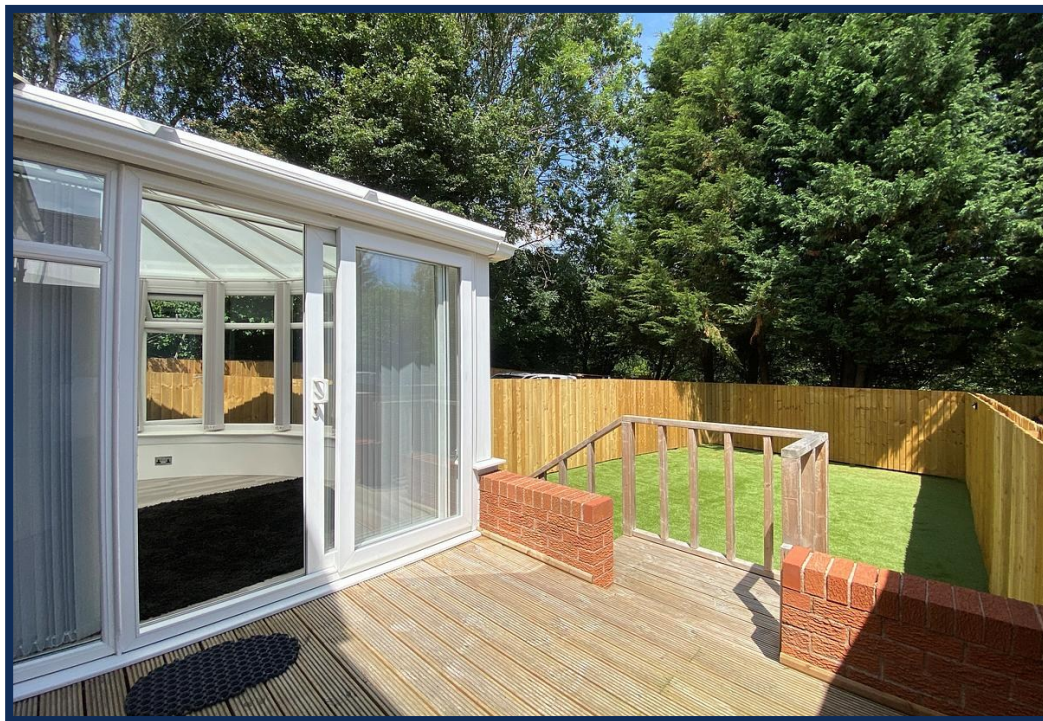
## Outside

## Garden

The layout begins with a raised decked area with steps down to the fully enclosed artificial lawn bordered by attractive timber fencing. Surrounded by mature trees for added privacy. Side gate to car park. The adjoining conservatory enhances the indoor-outdoor flow.



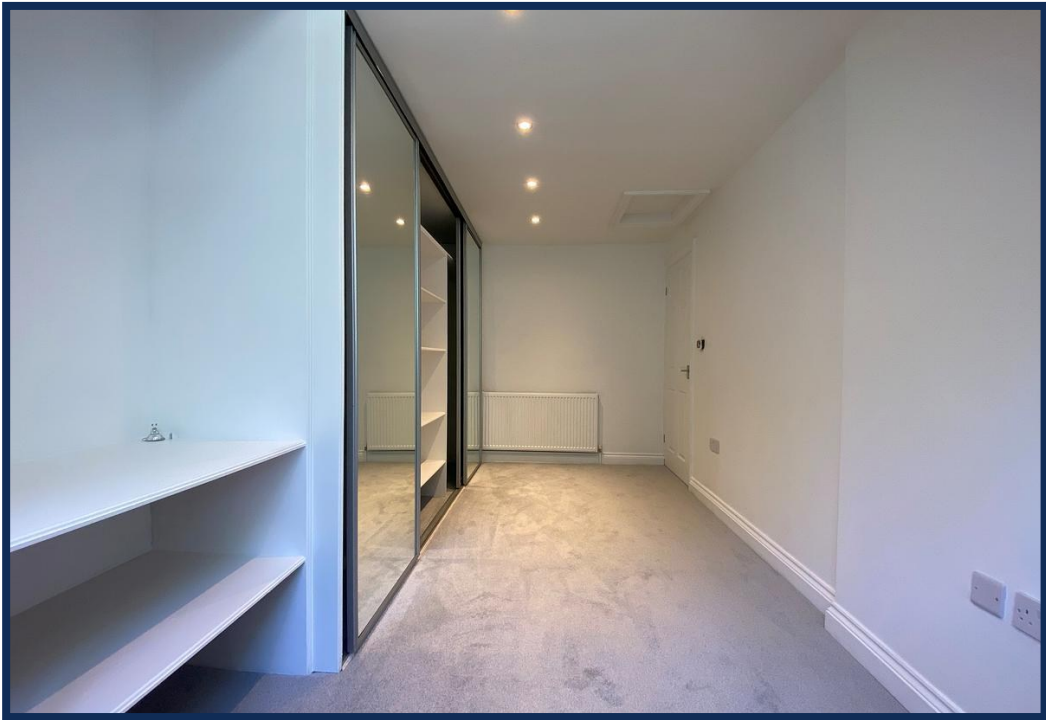








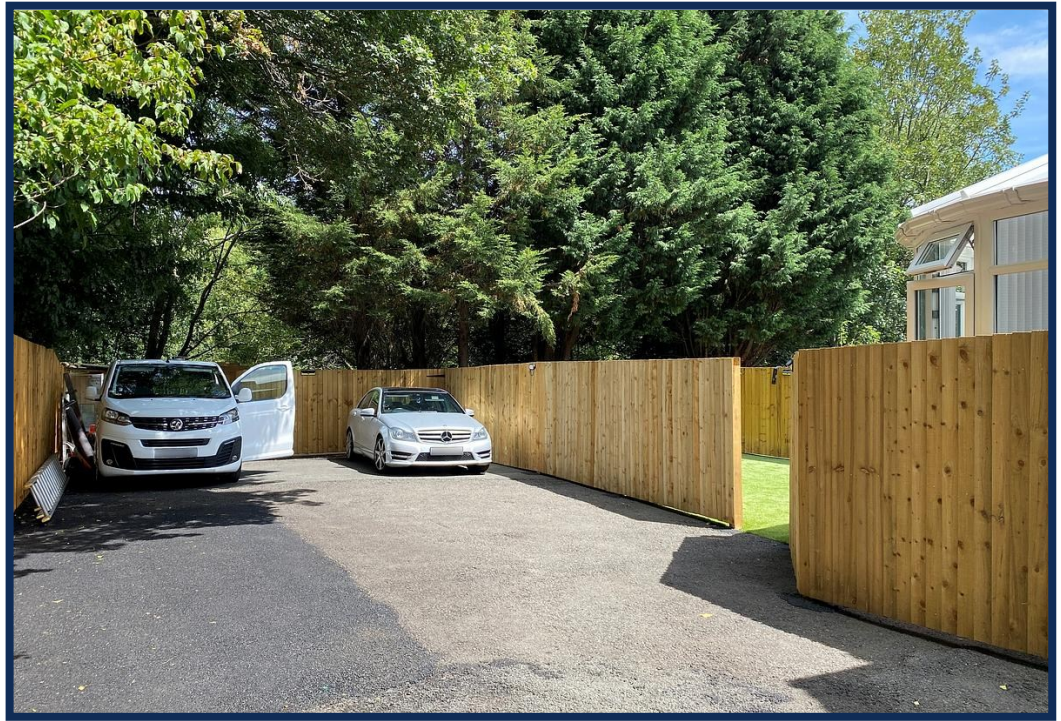














## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



## Referral Fees-

As part of our commitment to transparency, we would like to inform you that we may receive a referral fee if we introduce you to certain third-party service providers. These include:

**Solicitors** – If we refer you to a solicitor for conveyancing services, we may receive a referral fee of up to £300 (including VAT) should you decide to proceed with their services. This fee is paid directly to us as a marketing cost and does not affect the legal fees you would otherwise be quoted. The exact amount may vary depending on the solicitor instructed.

**Mortgage Advice** – If we introduce you to Zi Mirza at The Mortgage Department, we will receive a referral fee of £75 (including VAT) should you choose to proceed with their services. This fee is paid by the mortgage advisor and does not impact the costs or mortgage products available to you.

Referral fees are a standard industry practice and help to offset marketing costs. They do not influence the advice or services provided by the solicitor or mortgage advisor. If you have any questions regarding referral fees, please do not hesitate to contact us.

## Important Information

1. Intending purchasers will be required to provide photo identification and financial documentation to comply with money laundering regulations at the offer stage.
2. These particulars do not form part of any offer or contract.
3. Measurements are for guidance only; buyers should verify them before committing to any costs.
4. Complete Property Services have not tested any appliances, fixtures, or fittings.
5. Buyers should seek legal verification of the title and property details from their solicitor.