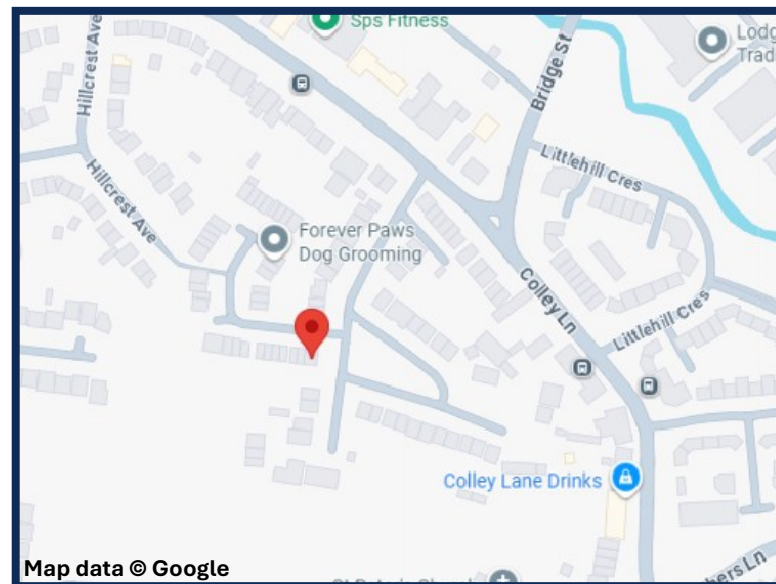




Sales Agent: Nathan Hassan

Phone: 01384 827748 / 07969 919407

Email: [enquiries@completepropertyservices.co.uk](mailto:enquiries@completepropertyservices.co.uk)



### Offers in the region of £165,000

2 Bed | 1 Reception | 1 Bath

### Freehold



Complete Property Services are delighted to offer this well-presented two-bedroom end-terrace house for sale, located within a quiet residential cul-de-sac in Halesowen. This property presents an excellent opportunity for first-time buyers and investors alike. **\*No upward Chain\***

Occupying an end-terrace position, the property benefits from off-road parking via a shared driveway and further enjoys the advantage of nearby land, offering potential for use as a garden or possible future development (subject to relevant planning permissions).

The accommodation briefly comprises an entrance hall, a spacious lounge featuring a delightful bay window and under-stairs storage cupboard, a fitted kitchen with electric oven, hob and extractor hood, two well-proportioned bedrooms, and a family bathroom.

This is a well-located and practical home, offering comfortable living in a desirable setting.

Early viewing is highly recommended to avoid disappointment.

#### **Additional Information**

Local Authority: Dudley MBC | Council Tax Band: B

EPC Rating: D (64)

## Location

The property enjoys a peaceful position within Halesowen, surrounded by established residential neighbourhoods, local services and green spaces.

Located approximately 7 miles from Birmingham city centre, the area offers excellent access to the M5 and M42 motorway networks, along with regular bus services available via Halesowen Bus Station.

Several bus routes connect the area to surrounding towns, while nearby rail stations at Cradley Heath and Old Hill provide further commuter links across the West Midlands.

Both Cradley Heath and Halesowen town centres offer a wide range of shops, eateries, supermarkets and services, including the popular Cornbow Shopping Centre. Residents also benefit from access to Leasowes Park, along with scenic walking trails and outdoor spaces at the Clent Hills.

## Rooms

### Lounge – 4.56m x 3.20m (14'11 x 10'6)

Laminated flooring, timber-framed double-glazed bay window, door to storage cupboard, ceiling light, and gas radiator.

### Kitchen – 2.53m x 1.85m (8'4 x 6'1)

Fitted with cream worktops, wood-effect wall and base units, electric oven, gas hob, extractor fan, under-counter space for washing machine and fridge freezer, single inset stainless steel sink, combination boiler, two timber-framed double-glazed windows, and ceiling light.

### Bedroom One – 3.49m x 2.65m (11'5 x 8'8)

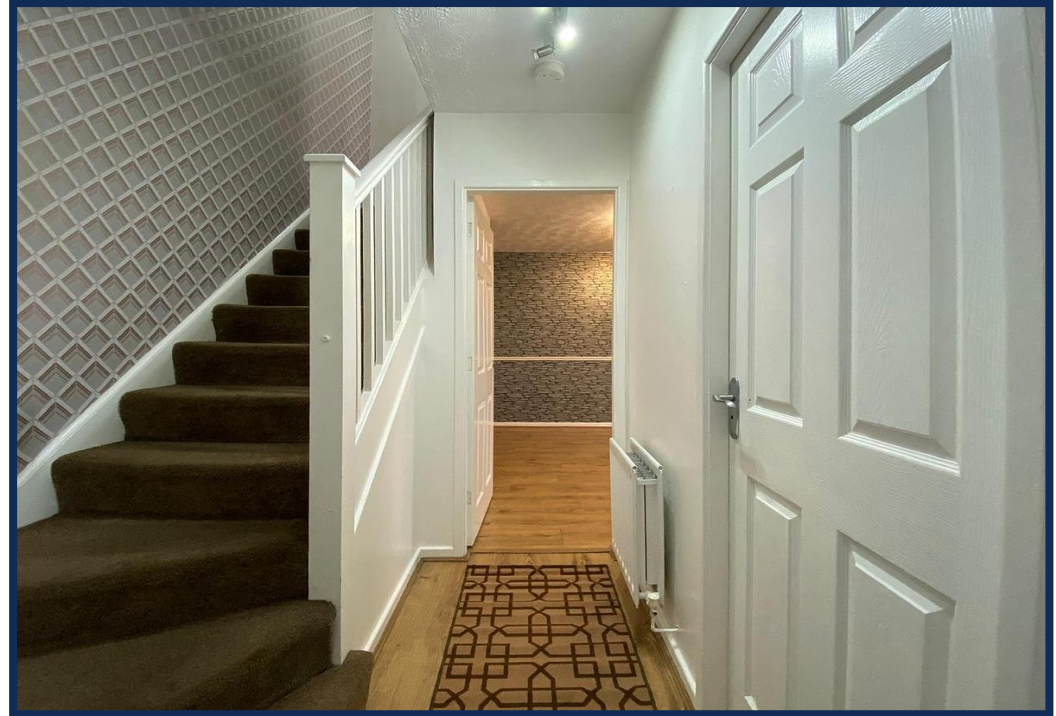
Carpeted double bedroom with timber-framed double-glazed window, gas radiator, ceiling light, and door to storage cupboard.

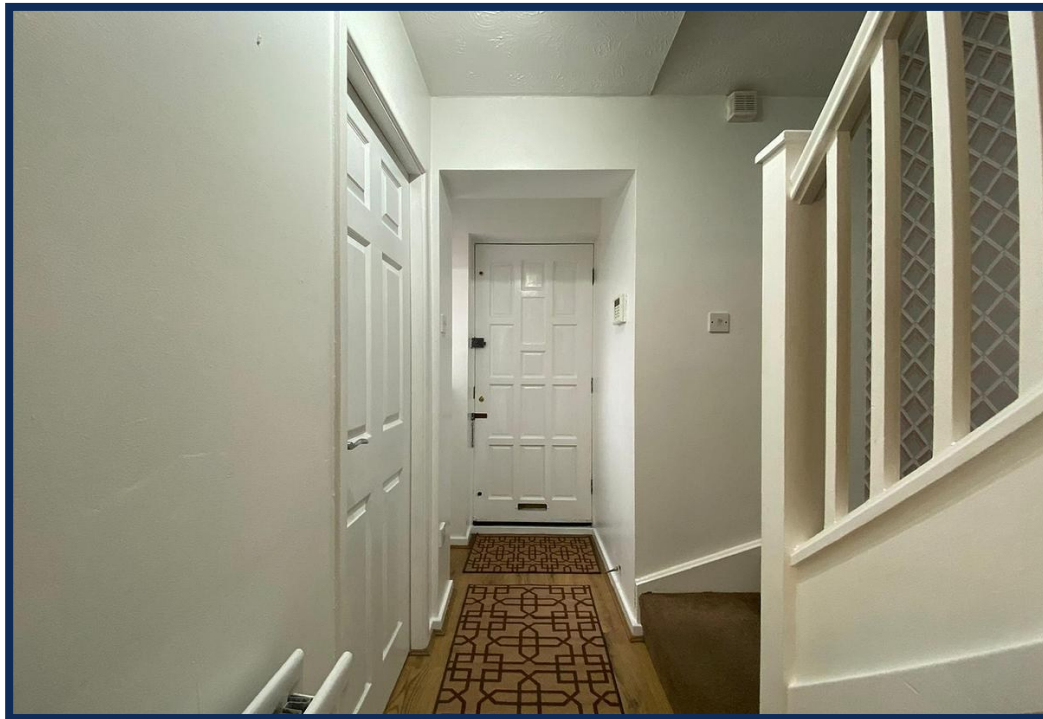
### Bedroom Two – 2.39m x 2.06m (7'10 x 6'9)

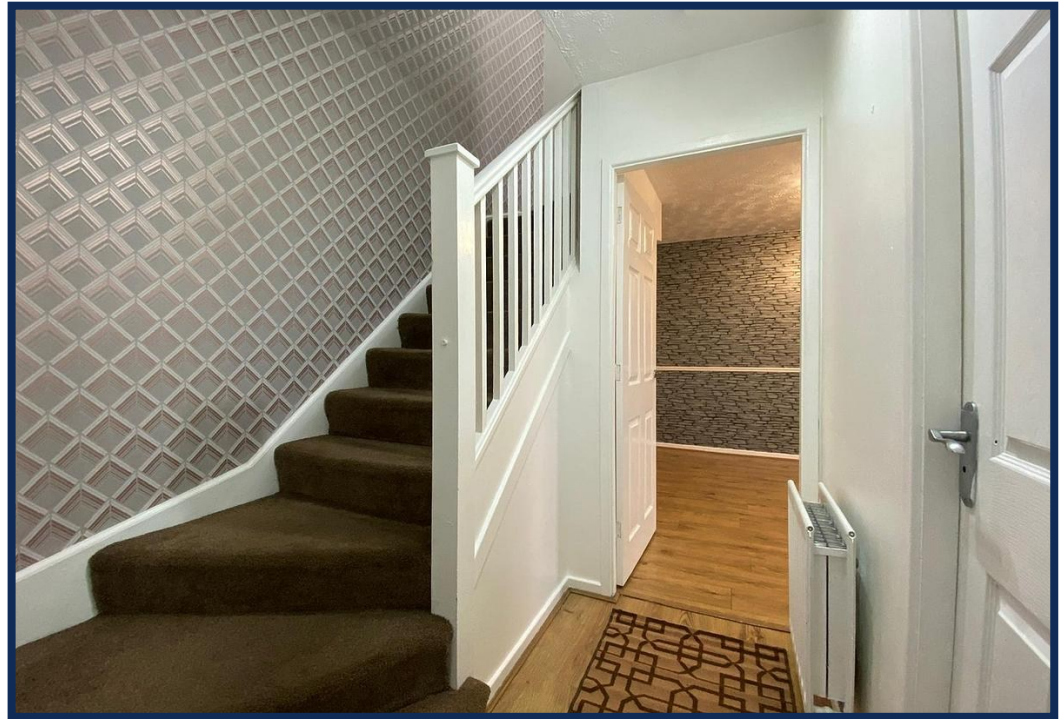
Carpeted single bedroom with timber-framed double-glazed window, gas radiator, and ceiling light.

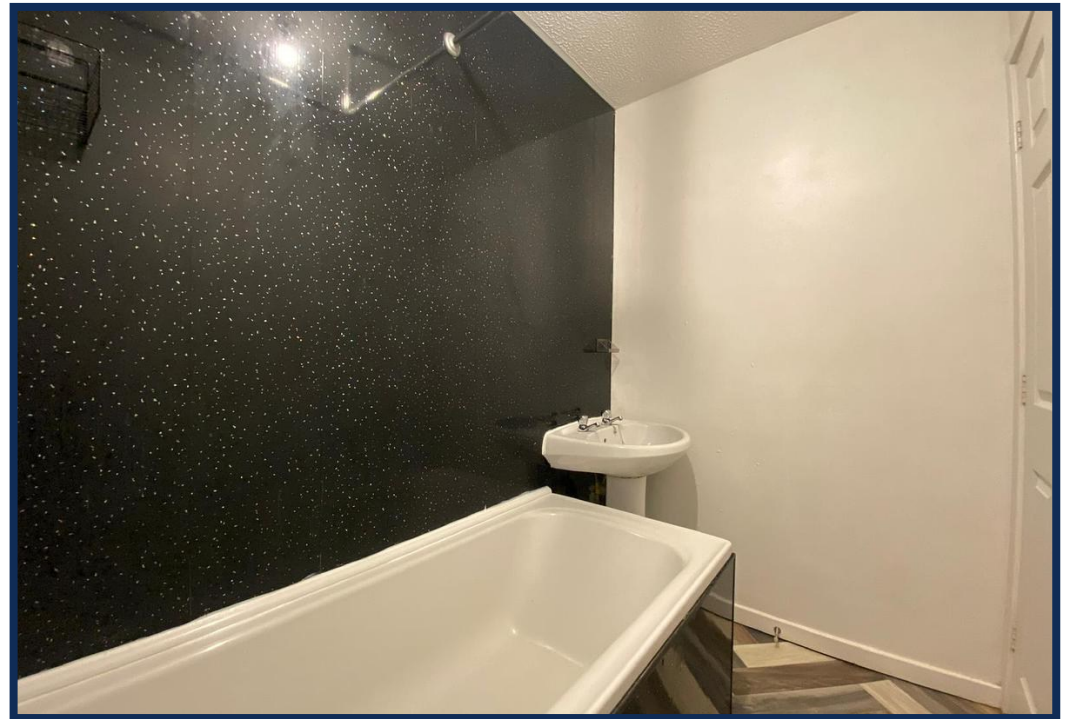
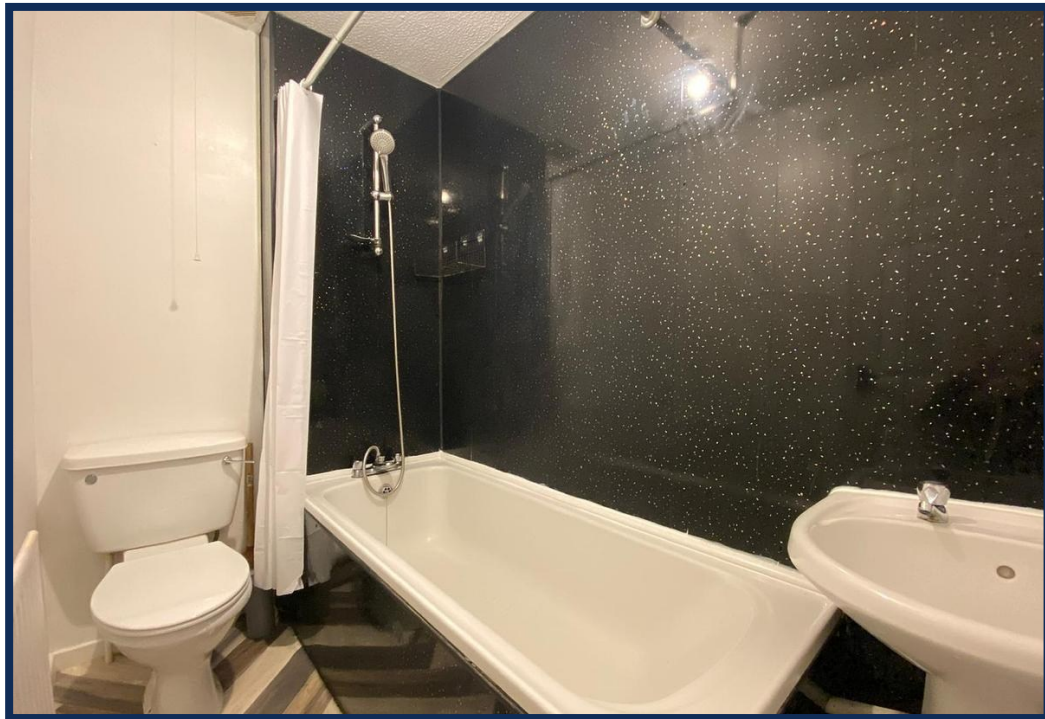
## Bathroom

Comprising W.C., wash hand basin, and shower over bath, complete with gas radiator, extractor fan, and ceiling light.





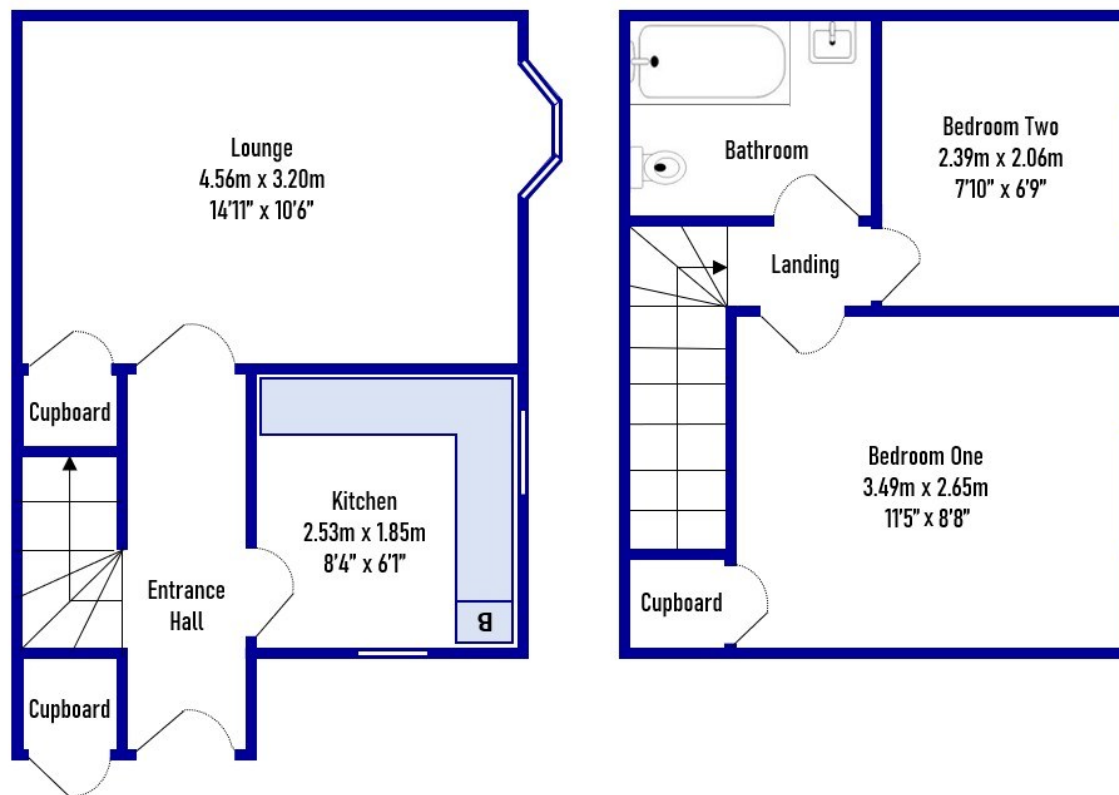








Hammersley Close, Halesowen, B63 2LG  
(53sq m / 570sq ft)



Ground Floor

First Floor

Whilst every attempt has been made by **Complete Property Services** to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 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.