



Hurst Green Road,
Halesowen, B62 9QF

Guide Price £150,000

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This conveniently located modern style two bed semi-detached property sits within close proximity of many desirable local amenities and offers the advantage of no onward chain. Accessed via an enclosed porch the ground floor accommodation includes a guest cloakroom, fitted kitchen and lounge dining room with garden access. The two first floor bedrooms are complimented by an en-suite shower room to the master and family bathroom with shower over bath. Outside the property sits behind a low maintenance fore garden and has a secure side gate leading to the rear garden and patio. Off road parking is provided to the rear of the property within a secure gated car park subject to a nominal charge. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

This Property is Being sold by Paul Carr Modern Auction. Modern Auction is a faster and more secure way to sell or purchase a property, where the seller and the buyer commit to the transaction and an agreed fixed timescale. A legal pack (including searches) will be created upfront and made available to any interested parties and passed to the conveyancers once a sale has been agreed. Please contact Paul Carr Estate Agents to view these documents. When an offer is accepted, the buyer will be required to pay a non-refundable Reservation Fee of £6,875 including VAT (in addition to the final negotiated selling price), sign a Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the Paul Carr Team.





Property Specification

THIS CONVENIENTLY LOCATED
MODERN STYLE SEMI DETACHED PROPERTY
BRIEFLY COMPRISES;

Porch

Hall

WC

Kitchen 2.87m (9'5") x 2.05m (6'9")

Living Room 4.22m (13'10") max x 3.96m (13')

Landing

Bedroom 1 3.43m (11'3") x 3.10m (10'2")

En-suite Shower Room

Bedroom 2 3.40m (11'2") max x 2.21m (7'3")

Bathroom

Agent's Note:

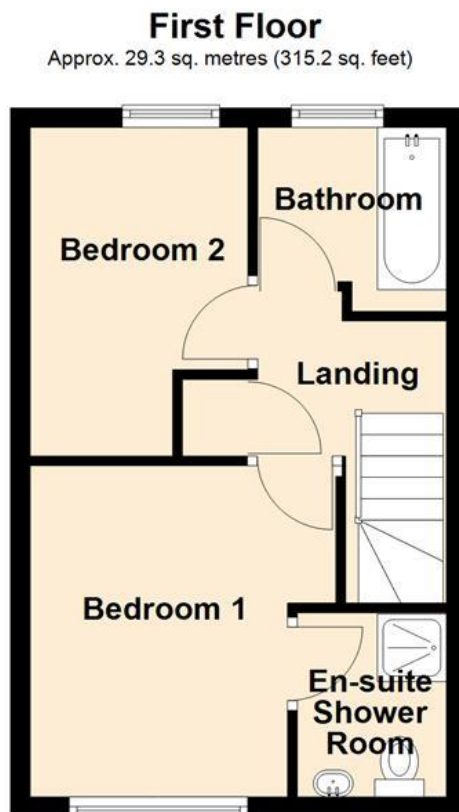
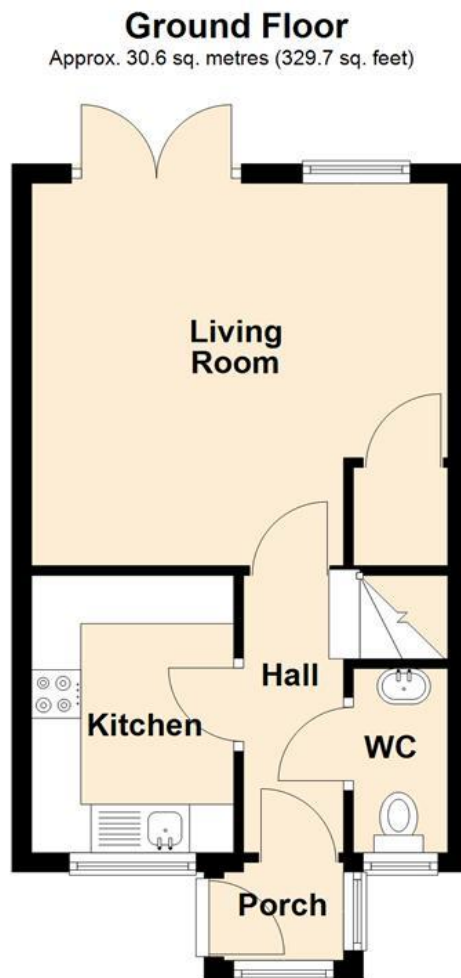
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 23rd June 2025

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 59.9 sq. metres (644.9 sq. feet)

Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

