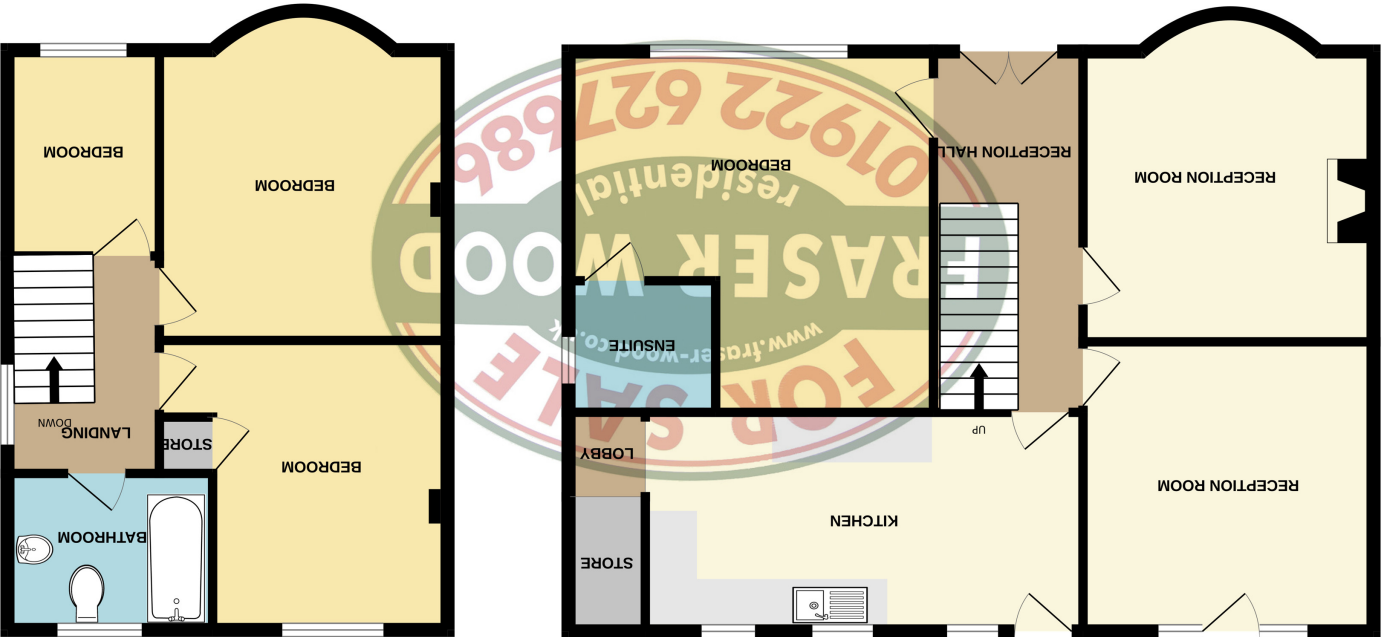




NOTE: We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.

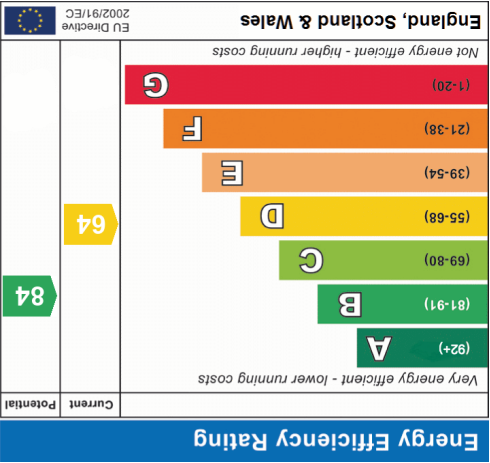
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GREENHILL RD, B62 8EX



GROUND FLOOR

1ST FLOOR



115 Greenhill Road, Halesowen, B62 8EX

OFFERS REGION £395,000



115 GREENHILL ROAD, HALESOWEN

This extended, traditional style semi-detached house occupies a pleasant position in this popular residential area and is well served by local amenities.

Viewing is highly recommended to fully appreciate the accommodation on offer, together with the delightful rear garden, and the accommodation briefly comprises the following:- (all measurements approximate)

RECEPTION HALL

having UPVC entrance door, ceiling light point, central heating radiator, tiled floor, under stairs storage space and stairs off to first floor.

LOUNGE

4.70m into bay x 3.59m (15' 5" x 11' 9") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator, wooden flooring and feature fireplace surround with fitted electric fire.

DINING ROOM

3.72m x 3.58m (12' 2" x 11' 9") having UPVC double glazed window and door to rear garden, ceiling light point, central heating radiator and wooden flooring.

FITTED KITCHEN

5.62m x 2.74m (18' 5" x 9' 0") having inset stainless steel sink unit, wall, base and drawer cupboards, roll top work surfaces, tiled splash back surrounds, built-in oven with five-ring hob and extractor hood over, appliance space, plumbing for automatic washing machine, three ceiling light points, central heating radiator, tiled floor, breakfast bar, walk-in pantry, three UPVC double glazed windows to rear and UPVC door to rear garden.

BEDROOM NO 4

3m x 4.41m (9' 10" x 14' 6") having UPVC double glazed window to front, ceiling light point, central heating radiator, four wall light points and wooden flooring.

EN SUITE SHOWER ROOM

having shower cubicle with fitted shower unit, pedestal wash hand basin, low flush w.c., tiled splash back surround, ceiling light point, heated towel rail, tiled floor and UPVC double glazed window to side.

FIRST FLOOR LANDING

having UPVC double glazed window to side, ceiling light point, wooden flooring and loft hatch.

BEDROOM NO 1

4.70m maximum x 3.59m (15' 5" x 11' 9") having UPVC double glazed angular bay window to front, ceiling light point, central heating radiator and wooden flooring.

BEDROOM NO 2

3.73m x 3.59m (12' 3" x 11' 9") having UPVC double glazed window to rear, ceiling light point, central heating radiator, wooden flooring and built-in store cupboard.

BEDROOM NO 3

2.60m x 1.88m (8' 6" x 6' 2") having UPVC double glazed window to front, ceiling light point, central heating radiator, wooden flooring and loft hatch.

FAMILY BATHROOM

having white suite comprising panelled bath with fitted shower attachment, glazed screen, pedestal wash hand basin, low flush w.c., tiled splash back surrounds, ceiling light point, central heating radiator, tiled floor, extractor fan and UPVC double glazed window to rear.

OUTSIDE

LAWNED FOREGARDEN

with planted borders, pathway to front door and with SIDE DRIVEWAY providing off-road parking for several vehicles.

GOOD SIZED REAR GARDEN

with timber fencing surround, paved patio area, mature lawn, well stocked flower and shrub borders, a variety of trees and bushes, ornamental fishpond, garden shed and rear vegetable garden.

SERVICES

Company water, gas, electricity and mains drainage are available at the property. Please note, however, that no tests have been applied in respect of any services or appliances.

TENURE

We are informed that the property is FREEHOLD although we have not had sight of the Title Deeds to verify this and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

FIXTURES & FITTINGS

Items in the nature of fixtures and fittings are excluded unless mentioned herein.

COUNCIL TAX

We understand from www.voa.gov.uk that the property is listed under Council Tax Band C with Dudley Council.

VIEWING

By application to the Selling Agents on 01922 627686.

LS/DBH/29/05/25

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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in providing this, in order that there will be no delay in agreeing a sale.

NOTICE FOR PEOPLE VIEWING PROPERTIES

Please note that all parties viewing the property do so at their own risk and neither the vendor nor the Agent accept any responsibility or liability as a result of any such viewing.

We endeavour to ensure that our sales details are accurate and reliable, but if there is any point which is of particular importance to you, then please contact the office and we will be happy to check the information. Do so particularly if you are contemplating travelling some distance to view the property.