



RE/MAX
Prime Estates



27 Abbey Road, Halesowen, B63 2HF
£190,000

Being set in Abbey Road in Halesowen, this charming two-bedroom house offers a delightful blend of comfort and stunning natural beauty. With no upward chain, this property presents an excellent opportunity for both first-time buyers and those looking to downsize.

As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for creating lasting memories. The well-proportioned bedrooms provide ample space for relaxation, while the living areas are designed for both entertaining and quiet evenings at home.

One of the standout features of this property is the incredible panoramic views to the rear, which overlook expansive farmland. This serene backdrop not only enhances the appeal of the home but also offers a sense of tranquility that is hard to find in urban settings. Imagine enjoying your morning coffee or unwinding after a long day while taking in the breathtaking scenery.

The location on Abbey Road is ideal, providing easy access to local amenities, schools, and transport links, making it a convenient choice for families and commuters alike.

In summary, this two-bedroom house on Abbey Road is a rare find, combining a peaceful setting with modern living. With its stunning views and no upward chain, it is a property that should not be missed. We invite you to come and experience the charm of this home for yourself.

Approach

Being set back from the road and foot-path, small garden area to the front, gated access to the side

Entrance Hall

With a door leading from the front, stairs to the first floor, a door to the living room and a central heating radiator

Living Room 13'1" x 11'4" (4.01 x 3.47)



With a door leading from the entrance hall, a door to the kitchen, fireplace with decorative surround, a double glazed window to the front and a central heating radiator

Kitchen 8'6" x 9'4" (2.60 x 2.85)



With a door leading from the living room, a door to the under-stairs storage, a door to the WC, a door to the garden, fitted with a range of wall and base units with worktops, stainless steel sink with mixer tap and drainer, a double glazed window to the rear and a central heating radiator

WC

With a door leading from the kitchen, WC, hand wash basin and a central heating radiator

Landing

With stairs ascending from the entrance hall, doors to various rooms and a double glazed window to the side

Bedroom 13'1" x 11'5" (3.99 x 3.49)



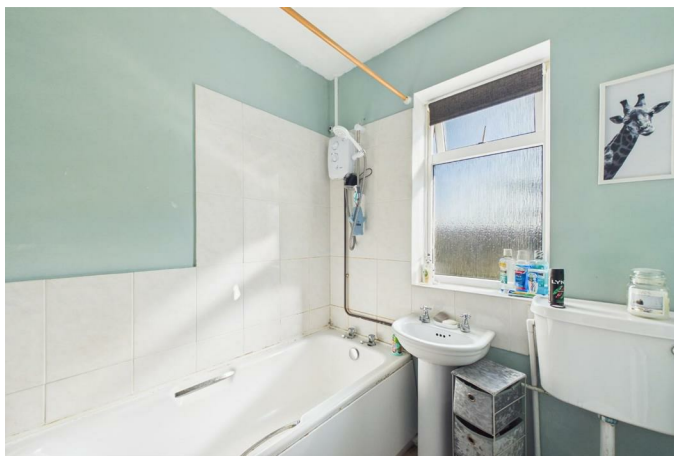
With a door leading from the landing, a double glazed window to the front and a central heating radiator

Bedroom 9'9" x 9'5" (2.99 x 2.88)



With a door leading from the landing, a double glazed window to the rear offering panoramic views and a central heating radiator

Family Bathroom



With a door leading from the landing, WC, hand wash basin, bath with shower over, a double glazed window to the rear and a central heating radiator

Money Laundering Regulation

At RE/MAX Prime Estates, we adhere to the strict guidelines outlined in the MONEY LAUNDERING REGULATIONS 2017. As per legal requirements, we are obligated to verify the identity of all purchasers and the sources of their funds to facilitate a seamless purchase process. Therefore, all prospective purchasers must furnish the following documentation:

- Satisfactory photographic identification.
- Proof of address/residency.
- Verification of the source of purchase funds.

Please be advised that RE/MAX Prime Estates reserves the right to utilize electronic verification methods to authenticate any required documents. A nominal fee of £60 including VAT per person will be applicable for this service.

Referral Fees

At RE/MAX Prime Estates, we are committed to full transparency in all aspects of our service.

As part of our commitment to supporting clients through the property transaction process, we may introduce you to third-party service providers, including conveyancers and mortgage advisers. Where such introductions are made, please note the following:

Conveyancing Referrals:

Should you choose to instruct a solicitor or licensed conveyancer introduced by us, please be aware that RE/MAX Prime Estates may receive a referral fee for this introduction. This fee is typically up to £200 and is paid directly to us by the conveyancing firm. This fee is not an additional cost to you and does not affect the quote or service you receive. We only recommend firms we believe offer a high standard of service. You are under no obligation to use any of the professionals we recommend and are free to choose an alternative provider.

Financial Services Referrals:

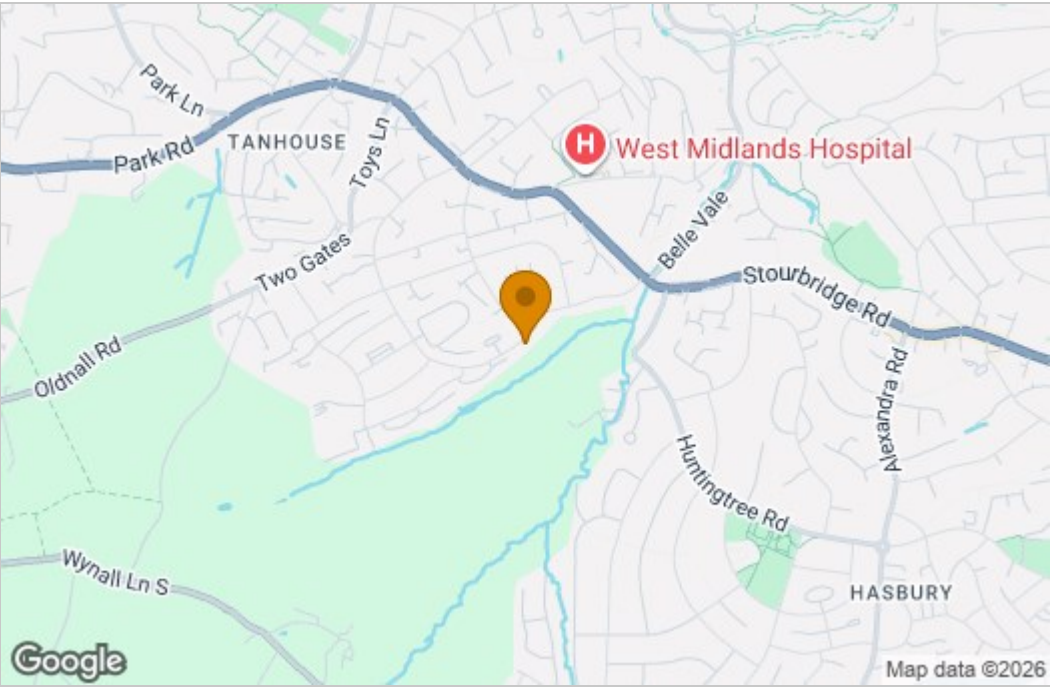
If we introduce you to an independent financial advisory firm, and you proceed with their services, RE/MAX Prime Estates may receive a referral fee averaging £218 per completed case. This referral fee is paid by the financial advisory firm and does not affect the fees or products offered to you. As with all our recommendations, you are under no obligation to proceed with any advisor we introduce.

We are happy to provide further details on referral arrangements upon request.

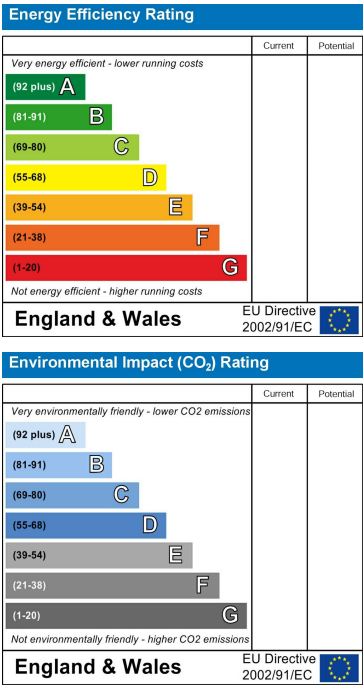
Floor Plan



Area Map



Energy Efficiency Graph



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.