

Grove.

FIND YOUR HOME



35 Causey Farm Road
Halesowen,
West Midlands
B63 1EQ

Offers In The Region Of £440,000



Offered for sale with No Onward Chain. A truly spacious family home located in the highly desirable location of Causey Farm Road. This prestigious location benefits from good transport links, good school catchments, is near to an abundance of local shops and amenities, alongside being a short distance to the Clent Hills ideal for families with dogs.

The layout in brief for this property comprises of Entrance porch, hallway with under stairs storage, a good sized front facing reception room with feature bay window and fireplace, a second good sized rear facing reception room feature characterful fireplace and French doors leading out to the conservatory, a modern style kitchen, a utility/ laundry room, a spacious conservatory, an office room with internal access to the garage. Heading upstairs is a pleasant landing, two good sized traditional double bedrooms, a generous third double bedroom with en-suite shower room, a fourth bedroom, and the house bathroom.

Externally the property offers ample off road parking via the driveway with garage access and a side access gate to rear. At the rear of the property is a large and low maintenance garden ideal for families, with paved seating area near to property. AF 10/12/24 V1EPC=D







Approach

Via tarmac driveway offering parking for two vehicles, low level brick wall, access to garage, mature raised borders, entrance to porch.

Porch

Double glazed door with inserts to side, wall mounted lighting, tiled flooring.

Entrance hall

Wooden front door, window to side, ceiling light point, decorative feature wall, stairs to first floor accommodation, central heating radiator, under stairs storage cupboard with wooden flooring and lighting.

Front reception room 11'2" x 11'10" min 15'1" into bay (3.4 x 3.6 min 4.6 into bay)

Double glazed bay window to front, ceiling light point, decorative coving and ceiling rose, two central heating radiators, feature fireplace, exposed wooden flooring.

Rear reception room 10'10" x 13'1" (3.3 x 4.0)

Double glazed French doors to conservatory, double glazed windows to surround, ceiling light point, ceiling rose, decorative coving, wall light points, central heating radiator, feature fireplace.









GROUND FLOOR
936 sq.ft. (87.0 sq.m.) approx.



1ST FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1634 sq.ft. (151.8 sq.m.) approx.

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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Kitchen 6'11" x 9'10" (2.1 x 3.0)

Double glazed window to conservatory, ceiling light point, range of wall and base units with wood effect work surface, one and a half bowl sink, half tiled walls, space for cooker, extractor, herring bone wood effect vinyl flooring, side wooden door to utility.

Utility 7'3" x 6'3" (2.2 x 1.9)

Double glazed window to rear, window to conservatory, timber door, wall units and base unit, stone effect work top, tiled splashbacks, ceiling light point, vinyl tiled flooring, central heating radiator, access to store cupboard with lighting and double glazed window to side, access to ground floor w.c.

Ground floor w.c.

Window to side, ceiling light point, low level w.c., wash hand basin, vinyl tiled flooring.

Office 7'7" x 7'3" (2.3 x 2.2)

Double glazed window to side, ceiling light point, wood effect laminate flooring, central heating radiator, wooden door to garage.

First floor landing

Ceiling light point, doors radiating to:

Bedroom one 10'6" x 12'2" min 15'9" max into bay (3.2 x 3.7 min 4.8 max into bay)

Double glazed bay window to front, ceiling light point, central heating radiator, built in wardrobes.

Bedroom two 9'10" x 13'1" (3.0 x 4.0)

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobes and chest of drawers.

Bedroom three 7'3" x 16'1" (2.2 x 4.9)

Double glazed window to rear, ceiling light point, walk in wardrobe, exposed wooden flooring, central heating radiator, access to en-suite bathroom.

Bathroom

Double glazed obscured window to rear, ceiling light point, loft access hatch, wall mounted extractor, half tiled walls, shower cubicle with shower over, wash hand basin, low level w.c., central heating radiator, tiled flooring.

Bedroom four 7'3" x 11'6" (2.2 x 3.5)

Double glazed window to front, wall lighting, central heating radiator, wooden flooring.

Rear garden

Paved patio area with paved footpath to rear of the garden, gravelled flower border, lawn area, paved seating area to the bottom of the garden, space for shed.

Garage 7'7" x 13'9" (2.3 x 4.2)

Split opening doors to front, double glazed window to side, ceiling light point.

Tenure

References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Council Tax Banding

Tax Band is D

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

Referral Fees

We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The referral fee is NOT added to the conveyancing charges that would ordinarily be quoted.

We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

The same also applies if we have introduced you to the services of our panel of surveyors who we are confident will provide you with a first class service relevant to your property needs. We will again receive a referral fee equivalent to 10% of the fee that you pay capped at £200.00 This referral fee does not impact the actual fee that you would pay had you approached any of the panel of surveyors directly as it is paid to us as an intermediary on the basis that we save them significant marketing expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.