

Grove.

FIND YOUR HOME



16 Stourbridge Road
Halesowen,
West Midlands
B63 3US

Offers In Excess Of £235,000

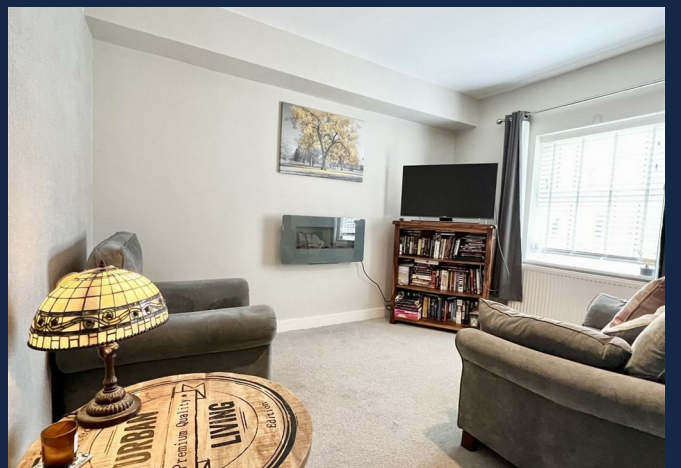


A truly well presented and spacious terraced family home. Conveniently located near the town centre of Halesowen, this property further benefits good transport links, in close proximity for good local schools, and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance porch, a cosy front reception room, small in hall that provides access to the ground floor w.c., an open plan breakfast kitchen that flows nice through to the rear sitting area. Heading upstairs is a pleasant landing, three good sized bedrooms, and the house bathroom.

Externally the property offers off road parking for two vehicles (accessed via Whitefriars Drive), a rear access that presents the landscaped garden, ideally for catching the afternoon sun. AF 25/6/24 V1 EPC=C







Approach

Via composite front door with double glazed inserts into entrance hallway with ceiling light point and timber door to front reception room with single glaze panels on one side.

Front reception room

Double glazed window to front, ceiling light point, central heating radiator, door to inner hall.

Inner hall

Ceiling light point, access to ground floor w.c.

Ground floor w.c.

Ceiling spotlights, low level w.c., built in wash hand basin.

Open plan kitchen

Breakfast bar, range of ceiling spotlights, wall and base units with stone effect work top, two stainless steel sinks, electric hon, oven and built in dishwasher, soft close appliances, central heating radiator, stairs to first floor accommodation, a separate unit with stone effect work top with storage above and housing fridge freezer and large storage to side, wood effect laminate flooring, opening into rear sitting room.

Rear sitting room

Double glazed French doors leading to rear garden with double glazed units to either side with built in blinds, two ceiling light points, central heating radiators and access to rear garden.











First floor landing

Two ceiling light points and access to:

Bedroom one

Double glazed window to rear, storage cupboard space for wardrobes, central heating radiator.

Bedroom two

Double glazed window to front, ceiling light point, recess to sides of chimney breast, central heating radiator.

Bedroom three

Double glazed window to front, ceiling light point, central heating radiator.

House bathroom

Ceiling spot lights, P shaped bath with shower over, tiled walls, wash hand basin with storage beneath, w.c., central heating radiator with towel rail above and wood effect laminate flooring.

Rear garden

Having patio area, astro turf lawn area with sleepers to

one side and slate borders, paved steps leading to a further paved area to house shed, rear gated access. The property can be access via the rear with two parking spaces accessed via Whitefriars Drive.

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 A

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.

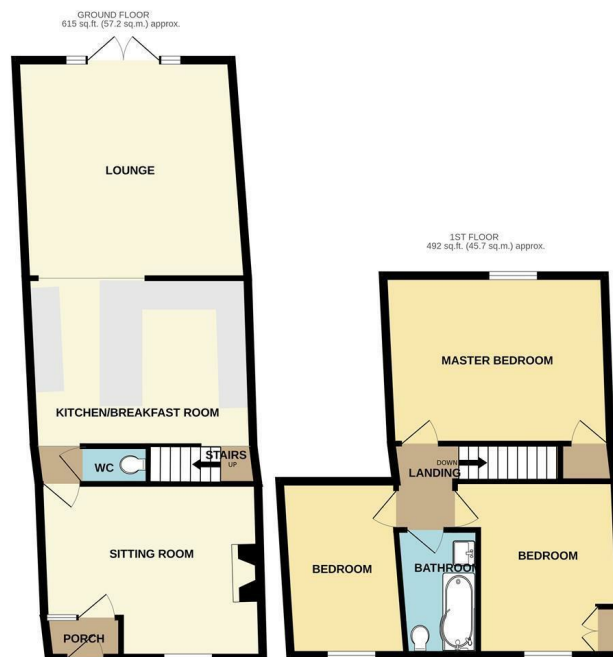
Referral Fees

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.



TOTAL FLOOR AREA: 1109 sq.ft. (102.9 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 illustration 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.
Made with Homestyler 12/2024