

Grove.

FIND YOUR HOME



76 Chatsworth Road
Halesowen,
West Midlands
B62 8TD

Offers In Excess Of £265,000



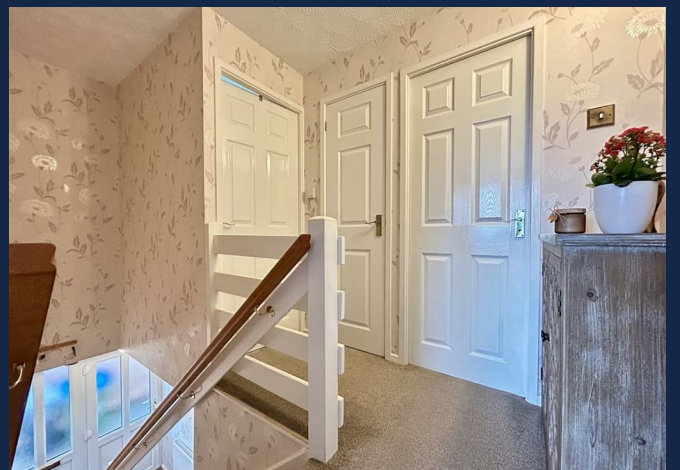
On Chatsworth Road in Halesowen, this semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. Situated in a desirable location, this property benefits from the amenities and services that Halesowen has to offer, including shops, schools, and parks, all within easy reach. The surrounding area is known for its friendly community and picturesque surroundings, making it a wonderful place to live. One of the standout features of this home is the generous parking provision, accommodating multiple vehicles.

Upon entering, you will find a spacious entrance hall that serves as the heart of the home, giving access to the kitchen-diner and front facing lounge. The diner and kitchen are separated by an arch. Upstairs are two well proportioned bedrooms and a well-appointed bathroom, ensuring convenience for all residents.

In summary, this semi-detached house on Chatsworth Road is a fantastic opportunity for anyone looking to settle in Halesowen. With its two bedrooms, spacious reception room, and ample parking, it is a property that combines comfort and practicality in a lovely neighbourhood. Don't miss the chance to make this charming house your new home.

Leasehold, freehold upon completion. JH 11/03/2025 EPC=D







Approach

Block paved driveway, front lawn, access to garage and double glazed front door leading to entrance hall.

Entrance hall

Central heating radiator, under stairs storage, doors leading to lounge and diner.

Lounge 10'9" max 10'5" min x 15'8" (3.3 max 3.2 min x 4.8)

Double glazed bay window to front, central heating radiator, coving to ceiling, t.v. point.

Dining room 7'10" x 8'2" (2.4 x 2.5)

Double glazed window to rear, central heating radiator, coving to ceiling, archway to kitchen.

Kitchen 6'10" x 13'9" (2.1 x 4.2)

Double glazed obscured door to rear, double glazed window to side, matching wall and base units with wood effect surface over, splashback tiling to walls, integrated oven and grill, gas hob, extractor, sink with mixer tap and drainer, space for washing machine and space for tumble dryer, space for dishwasher, space for fridge freezer.

First floor landing

Loft access being boarded and insulation, doors radiating to bedrooms , bathroom and airing cupboard housing central heating boiler.

Bedroom one 15'8" x 10'9" max 10'5" min (4.8 x 3.3 max 3.2 min)

Two double glazed windows to front, central heating radiator, coving to ceiling.





Bedroom two 8'6" x 10'9" (2.6 x 3.3)
Double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobe.

Family bathroom
Double glazed obscured window to rear, central heating radiator, low level flush w.c., vanity wash hand basin, complementary tiling to walls, shower with monsoon shower head over.

Rear garden
Slabbed patio area with steps to lawn with raised bed borders housing a variety of plants and shrubs, feature flower bed and stone chipping area to rear of the garden.

Garage 8'6" x 16'8" (2.6 x 5.1)
Double glazed pedestrian door, window to rear, two third split opening doors, fuse box, gas and electric meters, three ceiling light point.

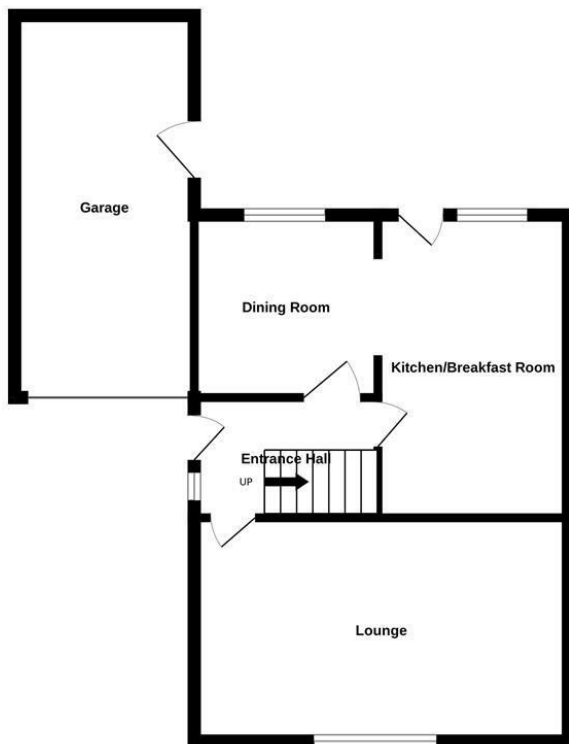
Tenure
Reference to the tenure of a property are based on

information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the lease is 99 years from 29th September 1973.

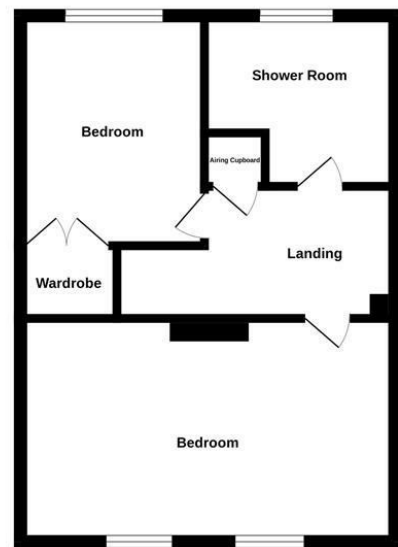
Council Tax Banding
Tax Band is C

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. All prospective purchasers will be required to undergo Anti-Money Laundering (AML) checks in accordance with current legislation. This may involve providing identification and financial information. It is our company policy to do digital enhanced checks through a third party and a fee will be payable for these checks." We will not be able to progress your offer until these checks have been carried out.

Ground Floor



1st Floor



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.

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