

# Grove.

FIND YOUR HOME



6 Claremont Way  
Halesowen,  
West Midlands  
B63 4UR

Offers In The Region Of £390,000



Nestled at the end of the popular cul-de-sac of Claremont Way, Halesowen, this move in ready, four bedroom detached house offers a perfect blend of comfort and style, whilst still being within walking distance of Halesowen centre making it ideal for local shops and amenities.

The property comprises of a tarmacadam drive leading to side access, garage and front porch. The approach offers an EV charging point to add convenience. Through the entrance porch and hall, the two reception rooms, kitchen and downstairs w.c. can be reached. The modern kitchen offers a utility room and entrance to the garden. Upstairs are four bedrooms, the master boasting its own en-suite, a family bathroom and airing cupboard. Outside is beautifully landscaped and maintained garden with access to the garage.

Whether you are looking to settle down with your family or seeking a spacious home with room to grow, this detached house on Claremont Way is a remarkable choice. Do not miss the chance to make this wonderful property your own. JH 20/03/2025 V2 EPC=D













#### Approach

Via shared drive leading to private tarmacadam driveway, EV charging point, side access, log store.

#### Porch

Double glazed frosted door into porch, double glazed side window, double glazed obscure door into entrance hall.

#### Entrance hall

Central heating radiator, coving to ceiling, under stairs storage cupboard, doors into two reception rooms, kitchen and w.c., stairs to first floor accommodation.

#### Dining room 9'10" x 9'6" (3.0 x 2.9)

Double glazed window to front, coving to ceiling, central heating radiator, square arch into:

#### Lounge 11'9" x 15'1" (3.6 x 4.6)

Double glazed French doors to rear, central heating radiator, multi fuel log burner, coving to ceiling.

#### Downstairs w.c.

Vanity wash hand basin with mixer tap, low level flush w.c., central heating radiator.













#### Kitchen 10'5" x 10'5" (3.2 x 3.2)

Double glazed window to rear, central heating radiator, integrated dishwasher, matching wall and base units with wood effect surface over, Range oven with gas hob over and extractor, splashback tiling, one and a half bowl sink and drainer, space for American style fridge freezer, double glazed door to side, door into utility.

#### Utility

Wall units, space for washing machine and tumble dryer, work surface over, double glazed window to side, central heating boiler.

#### Garden

Slabbed path leading to slabbed patio area, lawn bordered by flower beds, greenhouse and door into garage.

#### Garage 9'6" x 16'4" (2.9 x 5.0)

Up and over door to front, power, plumbing for washing machine, access to loft.

#### First floor landing

Double glazed window to front, loft access, coving to ceiling, airing cupboard housing water tank, doors into:

#### Bedroom one 10'9" x 10'5" (3.3 x 3.2)

Double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobes, door into en-suite.

#### En-suite

Double glazed obscured window to side, vanity wash hand basin with mixer tap, low level flush w.c., central heating towel radiator, corner shower with monsoon shower over, half height tiling to walls.

#### Bedroom two 10'9" x 9'10" (3.3 x 3.0)

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

#### Bedroom three 9'6" x 7'2" (2.9 x 2.2)

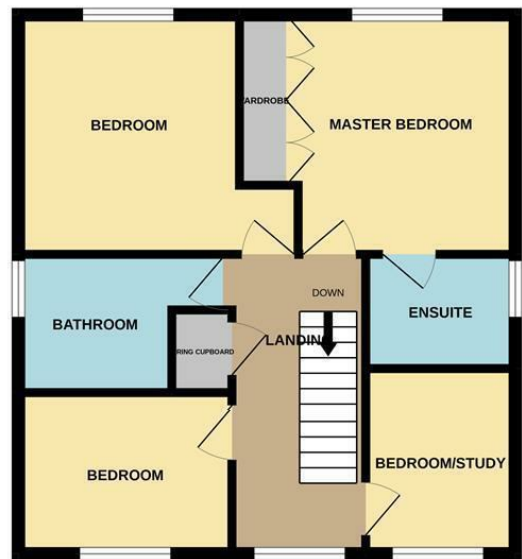
Double glazed window to front, central heating radiator, coving to ceiling.



GROUND FLOOR



1ST FLOOR



6 CLAREMONT WAY, HALESOWEN, B63 4UR

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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Bedroom four 6'6" x 8'2" (2.0 x 2.5)

Double glazed window to front, central heating radiator, coving to ceiling.

#### Bathroom

Double glazed window to side, central heating towel radiator, low level flush w.c., pedestal wash hand basin with mixer tap, P shaped bath with shower over, tiling to walls.

#### 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 E

#### 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.

#### 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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