

# Grove.

FIND YOUR HOME



67 Dunstall Road  
Halesowen,  
West Midlands  
B63 1BD

Offers In The Region Of £349,995



Offered for sale with NO ONWARD CHAIN. This is a great opportunity for a family to put their own touch on a blank canvas. This well proportioned family home is ideally placed in a highly sought after location and is well placed for access to good local schools, great transport links and near to the town centre of Halesowen.

The layout in brief comprises of entrance porch, hallway, w.c., a front facing lounge, a modern kitchen that flows through to dining room. Heading upstairs is a pleasant landing with loft access, a truly spacious main bedroom with built-in wardrobes, a second generous double bedrooms, a third bedroom and the updated house bathroom.

Externally the property offers ample off road parking over the block paved driveway, a car port, and side access gate to rear. At the rear of the property is a low maintenance garden with large paved area and rear garage. EPC=C AF 15/1/25 V2













#### Approach

In and out block paved driveway providing access to car port, lighting on entry, exterior lighting, store/garage with access to rear garden.

#### Entrance porch

Wooden porch with windows to front, access via front door into:

#### Entrance hall

Ceiling light point, stairs to first floor accommodation, central heating radiator, access to ground floor w.c.

#### Ground floor w.c.

Ceiling light point, wall mounted extractor, low level w.c., wash hand basin, tiled splashback.

#### Front reception room 11'10" x 13'9" (3.6 x 4.2)

Double glazed bow window, decorative coving, wall light point, central heating radiator.

#### Kitchen 9'10" x 10'10" (3.0 x 3.3)

Double glazed window to rear, ceiling spotlights, range of wall and base units with marble effect work surface over, stainless steel one and a half bowl sink and drainer, built in washer and dryer, pull out larder, Bosch combi oven, further oven, four ring gas burner and extractor, karndean flooring, built in fridge freezer.

#### Dining area 9'2" x 10'10" (2.8 x 3.3)

Double glazed patio door to rear, ceiling light point, decorative coving, central heating radiator, karndean flooring.











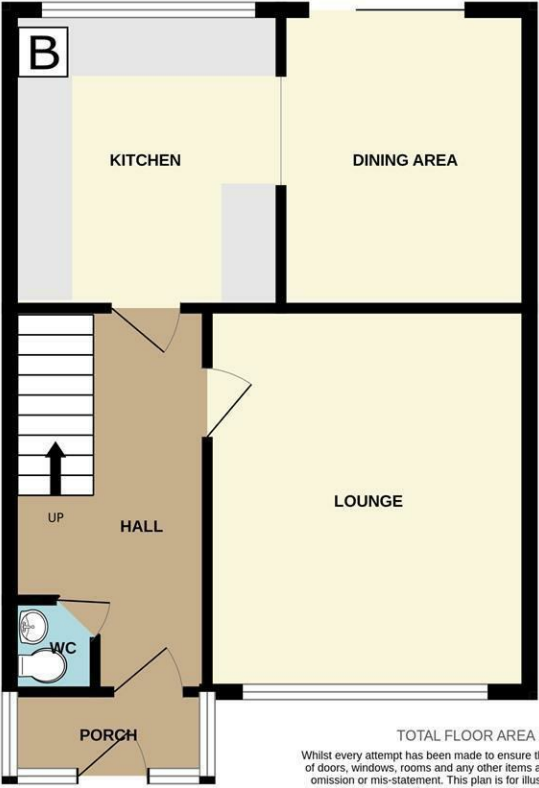




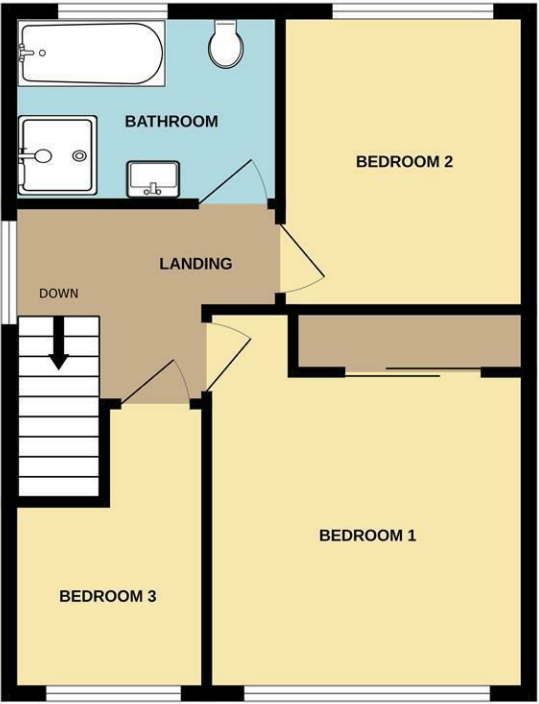




GROUND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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First floor landing  
Double glazed window to side, ceiling light point, decorative coving, loft access hatch.

Bedroom one 11'10" x 13'9" (3.6 x 4.2)  
Double glazed window to front, ceiling light point, wall light point, decorative coving, built in wardrobes.

Bedroom two 9'2" x 10'10" (2.8 x 3.3)  
Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom three 3'7" min 7'3" max x 10'6" (1.1 min 2.2 max x 3.2)  
Double glazed window to front, decorative coving, ceiling light point, central heating radiator.

House bathroom  
Double glazed obscured window to rear, ceiling spotlights, extractor, bath, shower cubicle, tiled walls, large wash hand basin with drawers beneath, low level w.c., central heating radiator, wood effect vinyl flooring.

Rear garden  
Good sized slabbed seating area, gravel to the side with new fence panel boarders.  
AGENTS NOTE: To the rear of the property there is a sub station.

Garage 11'2" x 16'5" (3.4 x 5.0)  
Up and over door to front, pedestrian door to garden.

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.

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