

Grove.

FIND YOUR HOME



9 Golden Orchard
Halesowen,
West Midlands
B62 8TR

Offers In The Region Of £300,000



Located in Golden Orchard, this delightful semi-detached 11 year old Barratt house offers a perfect blend of comfort and modern living. The location in Halesowen is particularly appealing, offering a friendly community atmosphere while being conveniently close to local amenities, schools and transport links.

The property is reached by a private shared driveway, which includes its own allocated private parking space to the front of the house. The property also has its own private driveway to the side which allows another vehicle to park and a garage. The ground floor consists of an entrance porch and hall with under stairs storage, a spacious reception room which is open plan with the modernised kitchen and a downstairs w.c. Upstairs boasts three bedrooms, one of which has its own spacious En-suite and an additional family bathroom. To the rear is an easily maintained garden with access into the garage.

With its ample space, modern conveniences and prime location, it presents an exceptional opportunity for anyone looking to settle in a welcoming neighbourhood. Do not miss the chance to make this lovely house your new home. JH 16/12/24 EPC=C







Approach

The private driveway and garage are accessible via a shared tarmac driveway. A slabbed path and astro turf leading to front door

Porch

Double glazed windows to porch and double glazed front door, door to entrance hall, ceiling light point.

Entrance hall

Doors to lounge, downstairs w.c. and under stairs storage.

Downstairs w.c.

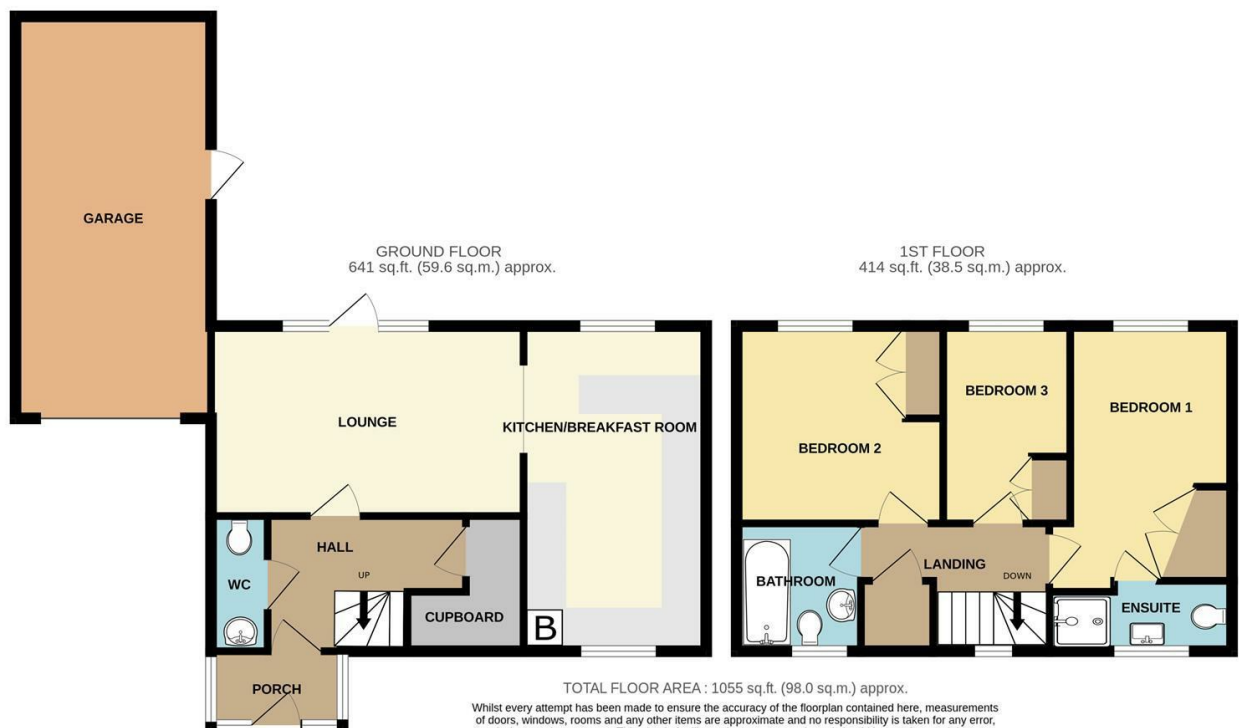
Central heating radiator, low level flush w.c., pedestal wash hand basin with splashback tiles and mixer tap, extractor fan.

Lounge 9'6" x 16'1" (2.9 x 4.9)

French doors leading to rear with two double glazed side panels, two t.v. points, central heating radiator, arch to kitchen diner.

Kitchen diner 9'2" x 16'5" (2.8 x 5.0)

Central heating radiator, matching white high gloss wall and base units with square marble effect work surface over, oven with extractor over, one and a half bowl sink with drainer and mixer tap, additional double glazed window to front, integrated fridge freezer, tiled flooring, cupboard housing central heating boiler.



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 front, doors radiating to bedrooms and bathroom, access to loft and airing cupboard.

Bedroom one 8'6" x 13'5" (2.6 x 4.1)

Double glazed window to rear, central heating radiator, t.v. point, fitted wardrobes door to en-suite.

En-suite

Obscured double glazed window to front, low level flush w.c., central heating radiator, vanity style wash hand basin with mixer tap, built in shower with monsoon shower head over, extractor fan.

Bedroom two 10'6" x 9'10" (3.2 x 3.0)

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

Bedroom three 6'7" x 9'10" (2.0 x 3.0)

Double glazed window to rear, central heating radiator, t.v. point, built in wardrobe.

Bathroom

Double glazed obscured window to front, built in bath with shower over and splashback tiling, low level flush w.c., pedestal wash hand basin with mixer tap and central heating radiator, extractor fan.

Rear garden

Slabbed patio area leading to astro turf, slabbed patio area to rear, side access to garage from first patio, raised bed borders with various shrubs.

Garage 19'4" x 9'10" (5.9 x 3.0)

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. There is a service charge for the maintenance of the communal garden to the front of the property which is approx £202.92 per year.

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. 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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1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.