

# Grove.

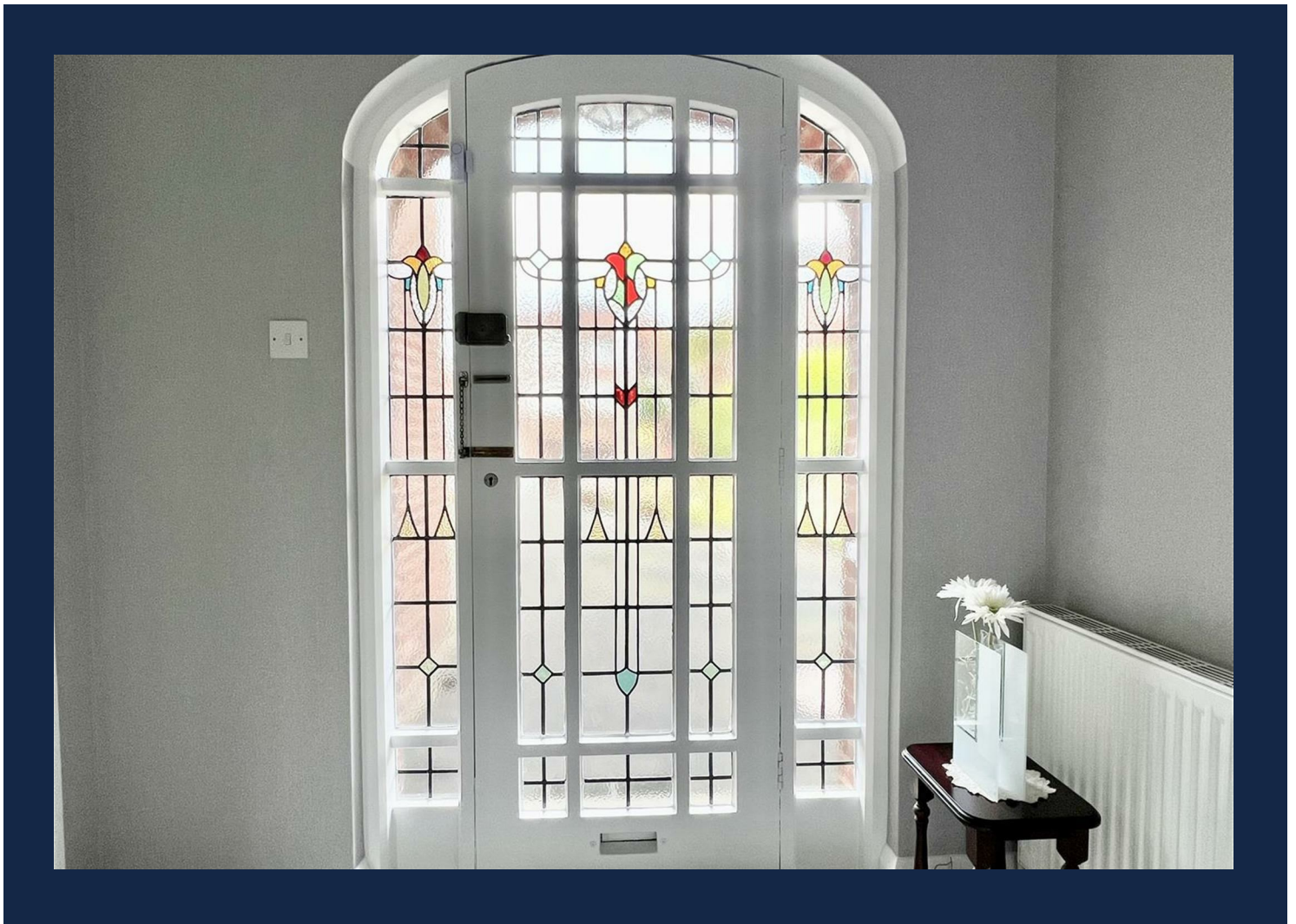
FIND YOUR HOME



19 Tanhouse Lane  
Halesowen,  
West Midlands  
B63 2JE

Offers In The Region Of £350,000





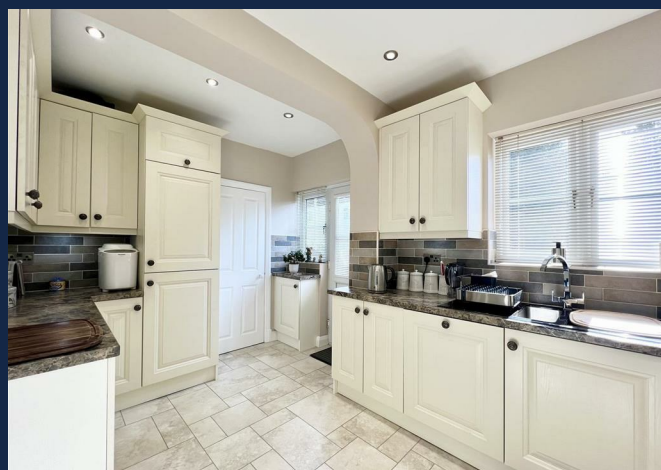
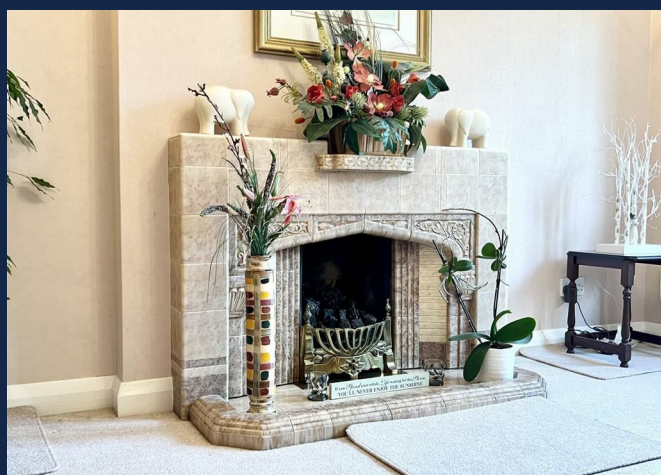
A truly stunning detached property steeped in history and ideal for a growing family. Tanhouse Lane is a spacious family home that offers character features and finds itself sat on a generous plot. Well placed for good transport links, good local schools, and a short distance for local shops and amenities.

The layout in brief comprises of a spacious entrance hallway with access to ground floor w.c., cloakroom and stairs leading to first floor a well proportioned dining room featuring period fireplace and bay window, lounge with patio doors leading out to rear, study that offers flexibility to be a fourth bedroom and a well appointed Kitchen with access through to Utility. Heading upstairs is an impressive landing which features a stunning picture window, three good sized bedrooms and the modernised house bathroom. Externally the property offers ample off road parking for multiple vehicles, access to the garage with side access to rear garden. At the rear of the property is a large garden with patio to take advantage of the views in the distance a good sized lawned area, mature borders and space for a summer house/shed. The garden also benefits from a rear garage access, plus additional storage with the store room that allows access to the maintenance craw space. AF 19/6/24 V2 EPC=D

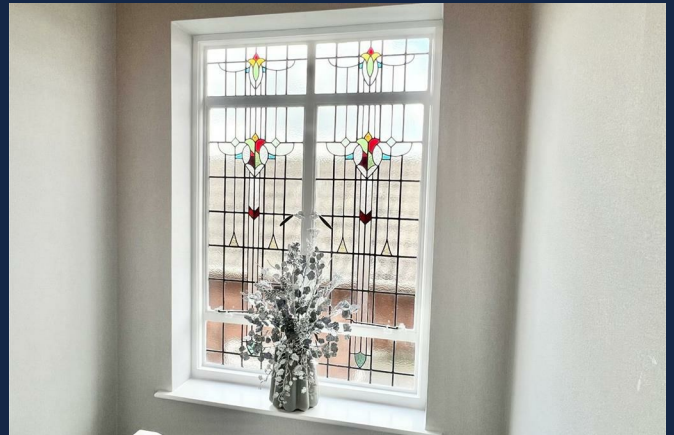












#### Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own, the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

#### Approach

Via good sized driveway with brick wall, raised rockery with mature shrubs and front lawn.

#### Entrance hall

Central heating radiator, ceiling light point, access to cloakroom, stairs to first floor accommodation.





















Dining room 11'2" max 14'1" into bay (3.4 max 4.3 into bay)  
Decorative coving, feature double glazed bay window, central heating radiator, ceiling light and ceiling rose, open fireplace with ceramic tiles, wall light points.

Lounge 11'2" x 12'6" (3.4 x 3.8)  
Double glazed patio door to rear, double glazed windows above and to sides, decorative coving, ceiling light point, gas feature fireplace, central heating radiator.

Kitchen 8'10" x 8'10" min 9'2" max (2.7 x 2.7 min 2.8 max)  
Double glazed window to rear, double glazed door to rear, additional double glazed window, spotlights, range of wall and base units with marble effect work top, tiled surround, one and a half bowl sink and drainer, four ring gas burner, extractor, microwave oven, built in oven, built in dishwasher and fridge freezer, plinth heater, karndean flooring, access to utility.

Utility room 8'10" x 2'11" (2.7 x 0.9)  
Double storage shelf for washer and dryer, double glazed window to side, ceiling light point, wall mounted storage, combination boiler, karndean flooring.

Study/potential bedroom four 7'10" x 14'1" (2.4 x 4.3)  
Previously the garage, double glazed window to front, decorative coving, ceiling light, central heating radiator.

Ground floor w.c.  
Double glazed window to side, ceiling light point, low level w.c., wash hand basin, additional storage under stairs, wall mounted cupboard, splashback tiling.

Gallery style landing  
Picture window with stained glass inserts, ceiling light point, central heating radiator, access to bedrooms and bathroom.

Bedroom one 11'10" min 14'9" max x 10'10" into wardrobe (3.6 min 4.5 max x 3.3 into wardrobe)  
Double glazed bay window, central heating radiator, ample built in storage, ceiling light point.







Bedroom two 11'2" x 12'6" (3.4 x 3.8)  
Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom three 7'7" max x 3'11" min x 13'9" max x 8'10" min (2.3 max x 1.2 min x 4.2 max x 2.7 min)  
Two double glazed windows to side, air vents, decorative coving, loft access hatch, ceiling light point, central heating radiator. The room is L shaped and could also be used as a dressing area.

House bathroom  
Double glazed window to front, ceiling spotlights, extractor, shower over P shaped bath, low level w.c., large wash hand basin with storage beneath, mirror with side cupboards, tiled floor, central heating radiator, heated towel radiator.

Rear garden  
Raised paved seating area with steel railing, large steps leading to main lawn with the benefit of mature borders to side, footpath leading down to crazy paved seating area, gravelled area with space for summerhouse/shed. To the right is a second footpath with mature shrub border with steps leading back up to store room which goes underneath the property and having lighting with access to under floor space.

Garage 8'10" x 14'9" (2.7 x 4.5)  
Up and over door, lighting, double glazed door leading to garden.

Store room 12'6" x 9'6" (3.8 x 2.9)  
With light and access to under property space.

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.

