

# Grove.

FIND YOUR HOME



214 Spies Lane  
Halesowen,  
West Midlands  
B62 9SW

Offers In The Region Of £415,000

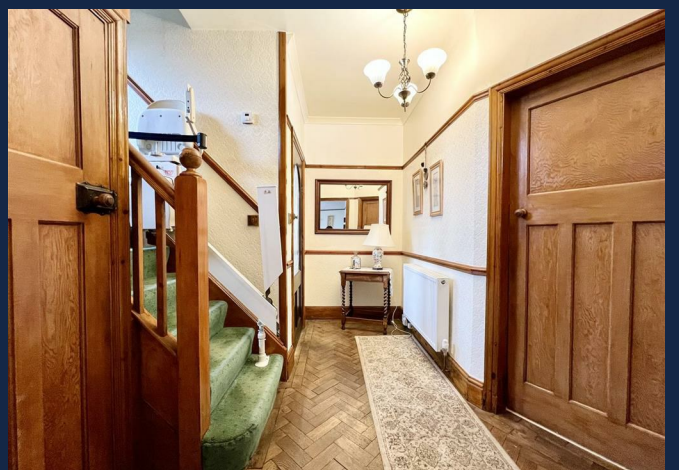


A truly unique spacious detached family home offering fantastic potential for the new owners to add their own person touches. Located in a highly desirable area and benefitting from being well placed for access to great transport links, popular local schools, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance porch, hallway with character features and access to cellar, a rear facing Kitchen with internal access to garage and the rear located utility room and ground floor WC, a well proportioned dining room with feature art deco open fire place, a lounge located at the rear of the property which provides access to the large conservatory. Heading upstairs is a pleasant landing with loft access hatch and generous airing/ store cupboard, a good sized main double bedroom, two further generous bedrooms, and the truly impressive house bathroom with the feature free standing roll top bath.

Externally the property offers ample off road parking via the block paved driveway for 3-4 vehicles with mature front garden. At the rear is a large mature garden with paved seating area near to property, a large lawned area, and space at the base of the garden for shed and additional seating area. AF 31/3/25 V2  
EPC=D







#### Approach

Via good sized block paved driveway to frontage providing parking for numerous cars, front garden surrounded with brick walling, flower beds, lawned area and trees. Split garage door, access to porch and side access gate to rear.

#### Entrance porch

Step up to porch with original herringbone quarry tiles, double glazed units, ceiling light, further wooden front door to:

#### Entrance hallway

Ceiling light point, coving, picture rail, dado rail, stairs to first floor accommodation, stained glass windows to front, cellar, central heating radiator, solid wood parquet herringbone flooring.

#### Cellar

Original quarry tiles on steps, lighting, double glazed porthole window, housing fuse box, potential for good storage.

#### Kitchen 8'10" x 10'9" (2.7 x 3.3)

Ceiling light point, decorative wooden beams to ceiling, to the rear of kitchen are single framed windows with lead lined stained glass inserts, range of wall and base units, five ring gas burner, extractor, double oven, stainless steel sink and drainer, solid wooden cabinets, central heating radiator, stone tiled flooring, door to garage.











Garage 8'6" x 15'5" (2.6 x 4.7)

Split side doors, ceiling light point, fitted wall storage, water tap, opening to:

Utility/laundry area 9'6"x 10'5" (2.9x 3.2)

Located at rear of the property with ceiling light point and loft access hatch, range of wall and base units, stone effect work top, stainless steel sink and drainer space for washer, dryer and fridge freezer, central heating towel radiator, two third tiled wall, access into ground floor w.c., tiled flooring.

Ground floor w.c.

Double glazed obscured window to rear, ceiling light point, half tiled wall, w.c. and tiled flooring.

Lounge 12'5" x 12'1" (3.8 x 3.7)

Double glazed obscured window to side with stained glass inserts, ceiling light point, picture rail, central heating radiator, feature gas burner in fireplace, original windows to rear, French doors to rear.

Conservatory 20'4" x 9'10" (6.2 x 3.0)

Ceiling and wall mounted lighting, double glazed windows throughout, French doors to rear garden, two central heating radiators, tiled flooring.

Front dining room 10'5" x 13'1" into bay (3.2 x 4.0 into bay)

Double glazed bay window to front, ceiling light, coving to ceiling, picture rail and dado rail, original fireplace with tiled hearth, central heating radiator.

First floor landing

Two ceiling lights, loft access hatch, picture rail, recess by stairs for storage, cupboard housing central heating boiler, access to all bedrooms and bathroom.

Bedroom one 12'5" x 12'1" (3.8 x 3.7)

Double glazed window to rear, ceiling light point, double glazed window to side, picture rail, central heating radiator, original fireplace.

Bedroom two 11'9" x 12'5" (3.6 x 3.8)

Double glazed window to front, ceiling light point, picture rail, central heating radiator, access to en-suite shower room.



#### En-suite shower room

Double glazed obscured window to rear, ceiling light point, loft access hatch, tiled walls, shower cubicle, wash hand basin and low level w.c., tiled flooring.

#### Bedroom three 10'5" x 10'5" (3.2 x 3.2)

Double glazed window to front, ceiling light point, picture rail, central heating radiator.

#### House bathroom

Double glazed obscured window to rear, coving, picture rail, wall mounted lighting, central free standing bath, feature wooden panels to walls, low level w.c., wash hand basin set in tiled surface with cabinets beneath, wood effect laminate flooring, central heating radiator.

#### Rear garden

Paved seating area, raised decked area, gravel pathway through garden, mature borders, fish pond, lawned area, feature trees and to the rear of the garden is a large gravelled area for additional seating and space for a shed, side access to front.

#### 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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