

# Grove.

FIND YOUR HOME



390 Hagley Road  
Halesowen,  
West Midlands  
B63 4JS

Offers Over £240,000



Located on Hagley Road in Halesowen, this charming townhouse presents an opportunity for those seeking easy access to local amenities, schools, and transport links, making it a practical choice for both commuters and families alike. The property boasts a well-designed layout, featuring one inviting reception room that serves as the perfect setting for relaxation or entertaining guests due to its double opening doors into the conservatory.

To comprise, the property offers a slabbed path to the front door which leads into the entrance hall. Through the entrance hall you can reach the modernised kitchen, lounge, downstairs w.c. and stairs to the first floor. The reception room has plenty of natural light due to its double opening doors to the conservatory, giving an open plan effect. On the first floor are two spacious bedrooms, a family bathroom and a door which gives access to the master bedroom on the second floor. On the second floor is a master bedroom with built in wardrobes, airing cupboard and en-suite shower room.

This property combines modern living with the charm of a traditional townhouse, making it a must-see for anyone looking to settle in Halesowen. Don't miss the chance to make this delightful home your own. Leasehold. JH 13/02/25 V2 EPC=C













## Approach

Via walled fore garden with slabs to front door, shared driveway to the rear to parking. Double glazed front door to:

## Entrance hall

Central heating radiator, doors leading to kitchen, downstairs w.c. and lounge, stairs to first floor accommodation.

## Kitchen 8'2" x 9'2" (2.5 x 2.8)

Double glazed window to front, complementary high gloss wall and base units with wood effect surface over, splashback tiling, integrated oven and hob with extractor fan over, one and a half bowl sink with mixer tap and drainer, space for washing machine, integrated fridge freezer, central heating radiator, tiling to floors, spotlights to ceiling.

## Downstairs w.c.

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

## Lounge 11'9" x 13'9" (3.6 x 4.2)

Central heating radiator, double opening doors to conservatory with two double glazed windows to either side.

## Conservatory 7'6" x 11'9" (2.3 x 3.6)

Double glazed French doors to rear, double glazed windows to surround and above, central heating radiator.

## First floor landing

Central heating radiator, doors radiating to two bedrooms, bathroom and door to stairs to second floor.



















## Bathroom

Central heating towel rail, wash hand basin with mixer tap, low level flush w.c., bath with shower over with tiled surround, half height tiling to walls.

Bedroom 14'1" max 7'6" min x 11'9" max 3'3" min (4.3 max 2.3 min x 3.6 max 1.0 min)  
Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom 11'9" x 9'6" (3.6 x 2.9)  
Double glazed window to front, central heating radiator.

## Second floor

Stairs leading to master bedroom suite.

## Master bedroom 11'9" x 18'8" (3.6 x 5.7)

Two skylight windows, fitted wardrobes, door to airing cupboard housing central heating boiler, door to en-Suite shower room, double glazed window and t.v. point, loft access.

AGENTS NOTE: Clients must be aware of the restricted head height in this room.

## En-suite shower room

Built in wash hand basin with mixer tap with a built in low level flush w.c., corner shower cubicle, central heating radiator, door to storage, tiling to walls, double glazed window to front, tiled flooring.

AGENTS NOTE: Clients must be aware of the restricted head height in this room.

## Rear garden

Slabbed patio area with pathway leading down to rear gated entrance, stone chipping area, fence to boundaries.

## Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold. A buyer is advised to obtain verification from their solicitor. We are advised that the length of lease is 999 years from 2nd December 2005. There is a service charge of £1,414.92 per annum paid monthly.

## 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. 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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