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£695,000

Bromsgrove Road

Hunnington, B62 0JU

Located in the sought-after area of Hunnington, Halesowen, this well-kept detached dormer bungalow on Bromsgrove Road offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The bungalow features a welcoming open-plan lounge-kitchen, providing a warm and inviting atmosphere. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating an easy living environment.

The property comprises of a block paved driveway leading to the front door and open oak canopy entrance porch. Through the front door is an entrance hall that leads to the lounge-kitchen, two bedrooms and a bathroom. Of these bedrooms, one conveniently boasts an en-suite shower room. Upstairs are two well established bedrooms, an en-suite and storage cupboard. Bedroom one, currently utilised as a second lounge area boasts a beautiful Juliet balcony overlooking the garden. The garden area is accessible through the bifold style doors in the lounge-kitchen and has a slabbed patio area with steps down to a lawn area and side access. JH
29.11.24 V1 EPC=D





Approach

Via block pave driveway leading to solid oak open porch area leading to front, driveway leading to side passage to the garden.

Entrance hall

Central heating radiators, tiled flooring, stairs to first floor accommodation, door radiating to two bedrooms ad bathroom.

Bedroom two

15'1" max 5'6" min x 16'0" max 10'5" min

Tow double glazed windows to front, central heating radiator, door leading to en-sute.

En-suite

Double glazed obscured window to rear, tiled flooring and wall tiling, vanity wash hand basin with mixer tap low level flush w.c., separate shower with monsoon shower head over.

Bedoom three

8'10" x 12'5"

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to side, vanity style wash hand basin with mixer tap and splashback tiling, low level flush w.c., tiled flooring aath=vign the bathroom,

Lounge and Kitchen area

21'7" max 20'0" min x 18'4"

Having glass door which leads to an open plan kitchen lounge area with double glazed bifold doors to rear garden and double glazed window to the rear, feature fireplace, two central heating radiators.

Kitchen

Integrated oven and grill, complementary matching high gloss wall base slow close units, splashback tiling to walls, space and plumbing for washing machine, integrated fridge and central heating boiler, gas hob with extractor over, one and a half bowl sink and drainer, centre island with base units and work surface over.

Rear garden

Slabbed patio area with access to side passage to front, step down and grass borders, further step to lawn area and bordered by fence panels.

First floor landing

Glass balustrade staircase, double glazed velux window to side, doors radiating to lounge, bedroom and storage cupboard.

Bedroom one

18'0" max 10'9" min x 13'5" min 23'3" max

Two velux windows to side, double glazed window to front, two central heating radiators, door leading to en-suite.

En-suite.

Double glazed velux window to side, vanity wash hand basin with mixer tap, separate shower cubicle with monsoon hand held shower over, low level flush w.c., cupboard housing further storage, ceiling light point, tiled flooring.

Lounge area/bedroom

19'4" x 19'8" max 17'8" min

Double opening patio doors, velux window to side, central heating radiator, ceiling light point, t.v. point.

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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

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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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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