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FIND YOUR HOME



71 Colley Lane
Halesowen,
West Midlands
B63 2UD

Offers In Excess Of £180,000



On Colley Lane, Halesowen, this terraced house offers a friendly location and convenient access to local amenities, including shops, schools, and parks, making it a desirable location for many.

The property comprises of a slabbed path through a gate and stone chippings to the front door. Inside is a reception room, under stairs storage, downstairs w.c. and kitchen. Upstairs are two well proportioned bedrooms and a family shower room. Outside is a courtyard garden with access to the shared driveway behind.

Whether you are a first-time buyer or looking to downsize, this terraced house on Colley Lane is a wonderful option. JH 7/05/25 V2 EPC=D







Approach

Via slabbed steps and stone chipping border, double glazed obscured front door leading to:

Reception room 10'9" x 17'0" (3.3 x 5.2)

Double glazed window to front, central heating radiator, stairs to first floor accommodation, door into inner hallway.

Inner hallway

Access to under stairs storage and downstairs w.c.

Downstairs w.c.

Wash hand basin, w.c. and vertical central heating radiator.

Kitchen 7'6" x 9'10" (2.3 x 3.0)

Double glazed window to rear, double glazed obscured back door, central heating radiator, wall and base units with square top surface over, integrated oven with gas hob over, extractor fan, space for under counter fridge, space for washing machine, sink with mixer tap and drainer, splashback tiling, cupboard housing central heating boiler

First floor landing

Loft access and doors radiating to:



Shower room

Low level flush w.c., vertical central heating radiator, vanity wash hand basin with mixer tap, shower cubicle with monsoon shower head over.

Bedroom one 11'1" x 9'10" (3.4 x 3.0)

Double glazed window to rear, central heating radiator.

Bedroom two 10'9" x 11'1" (3.3 x 3.4)

Double glazed window to front, central heating radiator.

Rear garden

Slabbed courtyard garden with stone chipping beds incorporating a variety of plants and shrubs, steps to communal/allocated parking area being access via Colley Lane.

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 B

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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