

Grove.

FIND YOUR HOME



8 Laymoor Drive
Halesowen,
West Midlands
B63 4NW

Offers In The Region Of £299,500



On the cul-de-sac of Laymoor Drive, Halesowen, this delightful detached house with one previous owner since being bought as a new build in 2015, presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. Set in a desirable location, this home is well-connected to local amenities, schools, and transport links, making it a practical choice for everyday living. No upward chain.

The approach offers a variety of an astro-turfed front lawn, stone chippings and a tarmacadam driveway. Upon entering, you are welcomed with an entrance hall with access to a lounge, kitchen-diner, downstairs w.c. and under stairs storage. The kitchen is modern and offers double opening French doors into the rear garden. Upstairs are two spacious bedrooms, a family bathroom with both a shower and bath for added convenience, and an airing cupboard.

This property on Laymoor Drive is a wonderful option that combines comfort, convenience, and potential. Do not miss the chance to make this charming house your new home. JH 10/03/2025 EPC=C







Approach

Tarmacadam driveway with slabbed path and step to front door, astro turf area, side access, EV charging point, double glazed obscured front door leads to entrance hall.

Entrance hall

Central heating radiator, doors leading to downstairs bathroom, lounge, kitchen and under stairs storage, stairs to first floor accommodation.

Downstairs w.c.

Double glazed obscured window to front, low level flush w.c., central heating radiator, vanity wash hand basin with mixer tap, central heating boiler and fuse box.

Lounge 10'5" x 14'5" (3.2 x 4.4)

Double glazed window to front, double glazed window to side, central heating radiator, double glazed window to rear, t.v. point.

Kitchen diner 13'5" x 11'9" max 9'10" min (4.1 x 3.6 max 3.0 min)

Double glazed double opening doors to rear, double glazed window to rear, central heating radiator, matching wall and base units with wood effect surface over, one and a half bowl sink with drainer and mixer tap, space for washing machine, integrated oven, gas hob, extractor, integrated dishwasher, integrated fridge freezer.



First floor accommodation

Doors radiating to bedrooms, bathroom and airing cupboard.

Bedroom one 10'5" x 14'5" (3.2 x 4.4)

Double glazed window to front, central heating radiator.

Bedroom two 13'1" x 11'5" (4.0 x 3.5)

Double glazed window to rear, central heating radiator.

Bathroom

Double glazed obscured window to front, low level flush w.c., bath with mixer tap, splashback tiling to walls, pedestal wash hand basin with mixer tap, corner shower cubicle, vertical central heating radiator.

Rear garden

Slabbed patio area with the remainder of the garden laid to lawn.

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 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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