

Grove.

FIND YOUR HOME



24 Tanhouse Lane
Halesowen,
West Midlands
B63 2JF

Offers Over £255,000

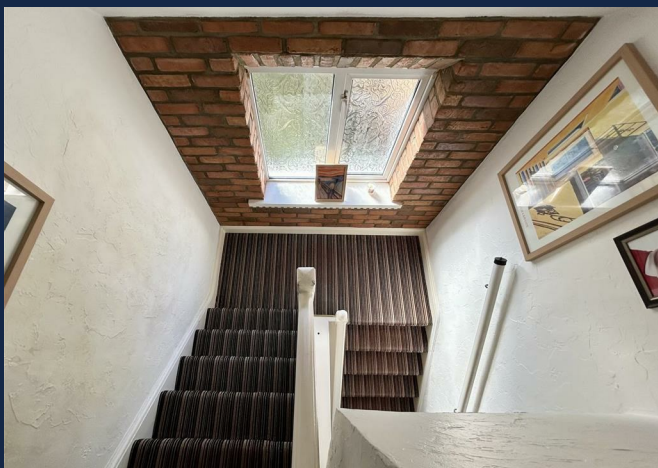
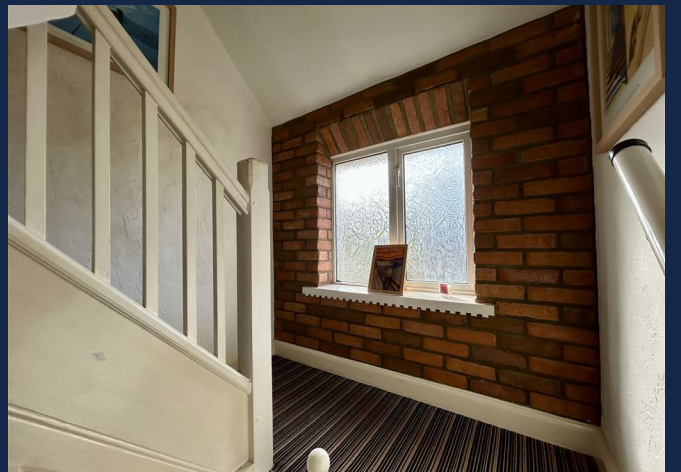


On Tanhouse Lane in Halesowen, this semi-detached house presents an excellent opportunity for families and professionals alike. For those with vehicles, the property includes parking for two vehicles, a valuable asset in this desirable area. The location itself is a significant draw, with Halesowen offering a range of local amenities, schools, and parks, all within easy reach.

The property comprises of a tarmac driveway to the front with slabbed steps past the raised flower beds and path to the side door and side access. Inside is an entrance hall that accesses two spacious reception rooms, kitchen and cellarette. Upstairs are three bedrooms and a family bathroom. The rear garden offers a combination of lawn and patio with a path down the side.

With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family. JH 28/04/2025 V2 EPC=D







Approach

Via tarmacadam driveway with slabbed steps and stone chipping area and steps to the front door, pathway to side with raised beds.

Entrance hall

Double glazed obscured door, central heating radiator, doors leading to kitchen, two reception rooms and cellarette.

Cellarette

Vertical central heating radiator, steps down, double glazed obscured window to front.

Front reception room 12'1" into bay 10'2" min x 10'9" max 9'10" min (3.7 into bay 3.1 min x 3.3 max 3.0 min)

Bow window to front, central heating radiator, coving to ceiling.

Rear reception room 10'9" max 9'6" min x 11'9" (3.3 max 2.9 min x 3.6)

Double glazed window to rear, central heating radiator, coving to ceiling.

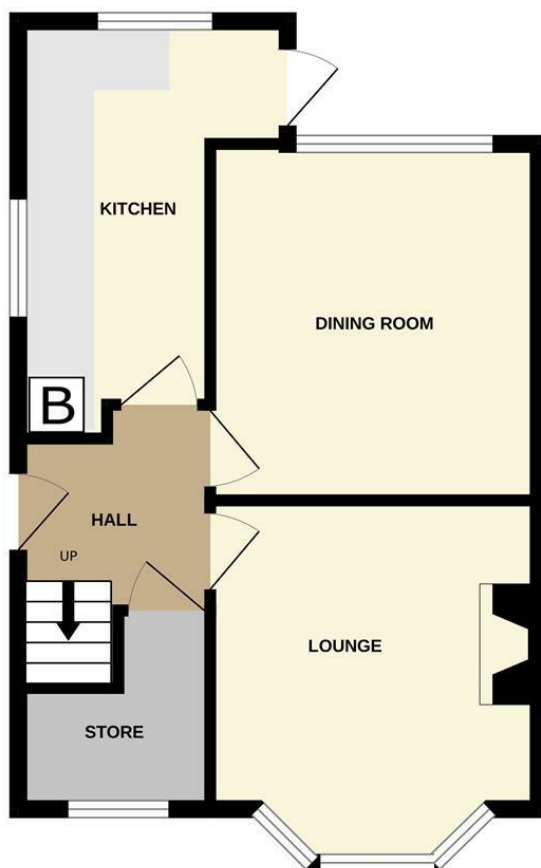
Kitchen 6'2" x 13'9" (1.9 x 4.2)

Window to rear and side, matching wall and base units, roll top work surface over, splashback tiling, space for fridge and washing machine, one and a half bowl sink with drainer and mixer tap, further space for white goods, integrated oven with gas hob, extractor fan, double glazed obscured back door, central heating radiator, fuse box, central heating boiler.

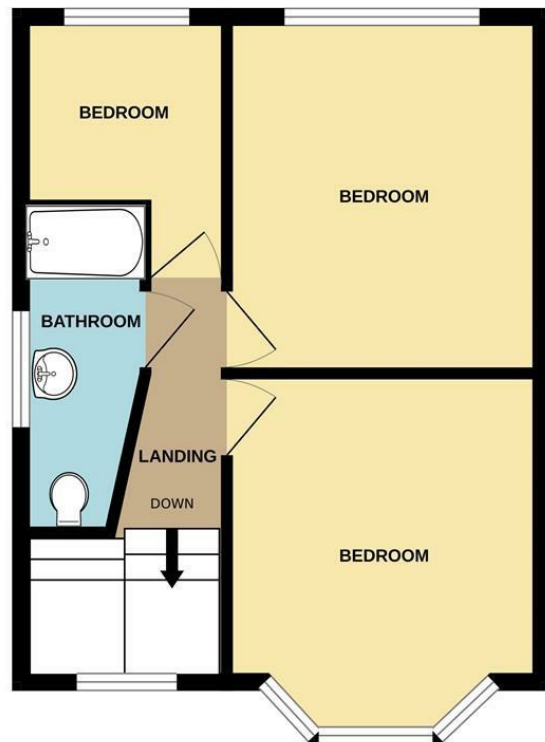




GROUND FLOOR
413 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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First floor landing

Open brick feature wall with double glazed obscured window to front, loft access with ladder and being part boarded, doors to bedrooms and bathroom.

Bedroom one 12'9" into bay 10'2" min x 10'5" max (3.9 into bay 3.1 min x 3.2 max)

Bay window to front, central heating radiator, picture rail.

Bedroom two 10'5" max 10'2" min x 11'9" (3.2 max 3.1 min x 3.6)

Window to rear, central heating radiator and picture rail.

Bedroom three 6'6" x 7'2" (2.0 x 2.2)

Window to rear, vertical central heating radiator.

Family bathroom

Double glazed obscured window to side, central heating radiator, low level flush w.c., vanity wash hand basin and mixer tap, bath with mixer tap and shower over.

Rear garden

Block paved patio area, a mixture of astro turf and lawn, two slabbed patio areas, stone chippings stepping stone path to the side leading to lawn, shed to the rear.

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 you 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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