

Grove.

FIND YOUR HOME



19 Uffmoor Lane
Halesowen,
West Midlands
B63 1DJ

Asking Price £230,000

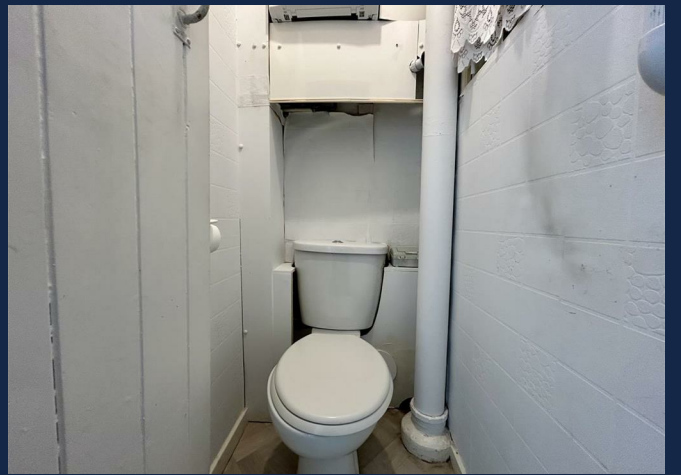


On Uffmoor Lane, Halesowen, this semi-detached house presents an opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation. Situated in a desirable location, this home benefits from a friendly neighbourhood atmosphere, with local amenities and green spaces just a stone's throw away. Halesowen is known for its range of shops, schools, and recreational facilities, making it an ideal choice for families.

The property comprises of a tarmacadam driveway to the front of the property. The property offers an entrance porch and hall into the property, giving access to a reception room and stairs to the first floor. The reception room features a fireplace and leads into the kitchen via a door. The rear facing kitchen offers sliding patio doors to the rear. The garage, w.c. and under stairs storage can also be accessed via the hall off the kitchen. Upstairs are three bedrooms and a family bathroom. The rear garden is lawned with a patio and path.

With its appealing features and prime location, it is a must-see for anyone looking to settle in this vibrant area. Don't miss the chance to make this lovely house your new home. JH 05/03/2025 V1 EPC=D







Approach

Via tarmacadam driveway leading to front porch.

Porch

Door into the entrance hall.

Entrance hall

Stairs to first floor accommodation and door to lounge.

Lounge 15'1" max 12'9" min x 11'9" (4.6 max 3.9 min x 3.6)

Double glazed window to front, central heating radiator, feature fireplace, coving to ceiling, door leading to kitchen.

Kitchen 8'6" x 15'1" (2.6 x 4.6)

Double glazed window to rear, double glazed sliding patio door to rear, central heating radiator, wall and base units with work surface over, space for fridge freezer, space for slim line dishwasher, space for washing machine, oven, gas hob, sink with mixer tap and drainer, door to hallway.

Hallway

Under stairs storage and doors leading to downstairs w.c. and garage.

Downstairs w.c.

Low level flush w.c., fuse box and central heating boiler.



First floor landing

Double glazed window to side, doors radiating to three bedrooms and family bathroom.

Family bathroom

Double glazed obscured window to rear, double glazed obscured window to side, vanity wash hand basin, low level w.c., bath with electric shower over, central heating radiator, complementary tiling to walls.

Bedroom one 11'1" x 10'5" (3.4 x 3.2)

Double glazed window to rear, central heating radiator, fitted wardrobes, loft access and built in storage cupboard.

Bedroom two 7'6" x 10'2" (2.3 x 3.1)

Double glazed window to front, central heating radiator, storage cupboard/built in wardrobe.

Bedroom three 6'10" x 10'5" (2.1 x 3.2)

Two double glazed windows to front, central heating radiator.

Rear garden

Slabbed patio area with pathway to rear of the garden with lawn to either side, flower beds housing a variety of shrubs, space for shed/greenhouse.

Garage

Up and over door to front, power and door to rear garden.

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.

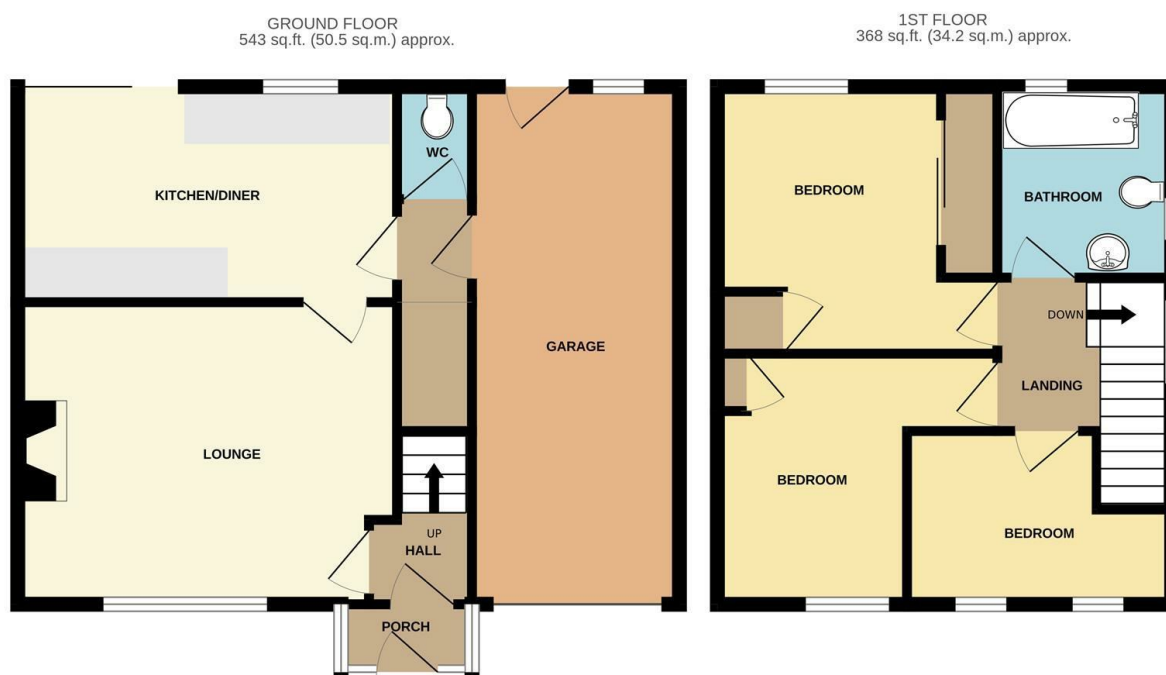
Referral Fees

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.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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