

Grove.

FIND YOUR HOME



69 Banners Lane
Halesowen,
West Midlands
B63 2AU

Offers In The Region Of £365,000

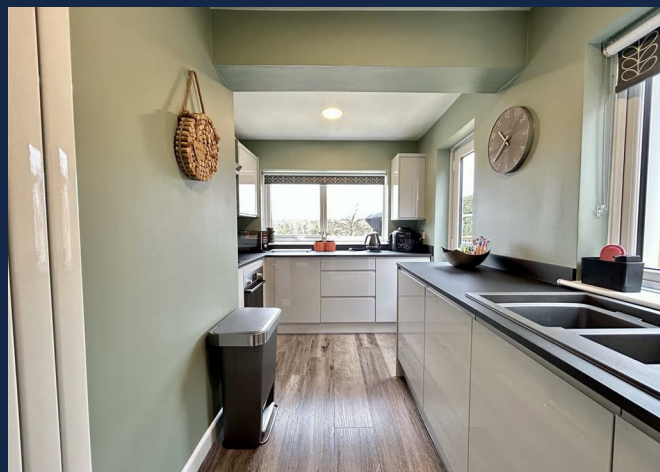


Nestled in the sought-after Banners Lane, Halesowen, this detached house finished to a high standard offers a perfect blend of character and modern living. Halesowen is known for its friendly community and excellent amenities, including shops, schools, and parks, all within easy reach. This home not only offers a peaceful retreat but also the convenience of urban living.

The property comprises of a block paved driveway with stone chipping area. Inside the property is an entrance hall with access to two reception rooms, a kitchen and under stairs storage. The rear reception room and the kitchen both offer access to the rear garden which offers a decked area with far reaching views. The stairs lead down to a lawn area. Upstairs are three bedrooms and a family bathroom.

If you are searching for a property that combines historical charm with modern comforts, this detached house on Banners Lane is certainly worth considering. JH 17/03/2025 V1
EPC=D







Approach

Via block paved driveway with stone chipping border leading to garage and porch.

Porch

Double glazed door, double glazed windows to surround, double glazed obscured front door into entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, doors leading to under stairs storage, two reception rooms, kitchen, stairs to first floor accommodation.

Front reception room 11'5" max 11'1" min x 10'5" min 12'5" max (3.5 max 3.4 min x 3.2 min 3.8 max)

Double glazed bay window to front, central heating radiator, coving to ceiling.

Rear reception room 11'5" max 10'9" min x 11'5" (3.5 max 3.3 min x 3.5)

Double glazed door to rear garden with double glazed windows to sides and above, central heating radiator, coving to ceiling, feature fireplace with multi fuel log burner.

Kitchen 12'1" x 5'10" min 7'10" max (3.7 x 1.8 min 2.4 max)

Matching high gloss slow close wall and base units, integrated oven, washing machine and fridge, induction hob with extractor fan over, double glazed window to rear, double glazed door to side, one and a half bowl sink with mixer tap and drainer, double glazed window to side, vertical central heating radiator.









First floor landing

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

Family bathroom

Double glazed obscured window to rear, low level flush w.c., vertical central heating towel rail, vanity style wash hand basin with mixer tap, bath with shower over, complementary tiling to walls.

Bedroom one 11'5" x 11'5" (3.5 x 3.5)

Double glazed window to rear, central heating radiator.

Bedroom two 10'9" x 10'5" (3.3 x 3.2)

Double glazed window to front, central heating radiator.

Bedroom three 5'10" x 6'6" (1.8 x 2.0)

Double glazed window to front, central heating radiator, loft access.

Rear garden

Decking area with steps down to lawn, raised beds and stone chipping area to the rear, access to garage, cold water tap and electrical socket.

Garage 15'8" x 9'6" (4.8 x 2.9)

Up and over door, ceiling light points, central heating boiler.

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.