

Grove.

FIND YOUR HOME



70 Spring Street
Halesowen,
West Midlands
B63 2SZ

Offers In The Region Of £230,000

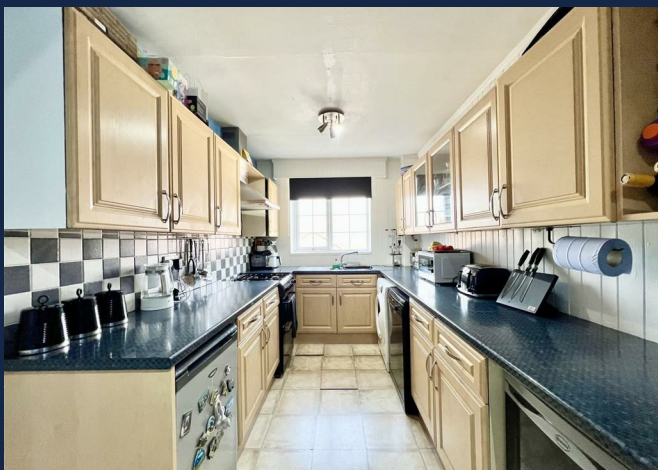


A truly well presented 3 bed semi detached property. Ideally located at the top of Spring Street and finding itself well placed for access to good local schools, great transport links, and access to local shops and amenities.

The layout in brief comprises of Entrance through side hallway, an inner hall, a well proportioned lounge located to rear with French doors leading out to rear garden, and a well appointed kitchen to front. Heading upstairs is a pleasant landing, two good sized double bedrooms, a third bedroom, and the house bathroom.

Externally the property offer ample off road parking with garage access. At the rear of the property is landscaped garden tiered away from the property offering great potential at the base for additional seating area. AF 7/5/25 V1 EPC=D







Approach

Via side access.

Side access 4'3" x 20'4" (1.3 x 6.2)

Double glazed front door with double glazed unit to side and above, ceiling light point, access to rear garden, wood effect laminate flooring, double glazed door to rear garden.

Entrance hallway

Double glazed door with window to side, ceiling light, decorative coving, central heating radiator, wood effect laminate flooring.

Kitchen 7'6" x 15'8" (2.3 x 4.8)

Double glazed window to front, ceiling light point, wall and base units, space for cooker, extractor, splashbacks, breakfast bar area, space for white goods, stainless steel one and a half bowl sink and drainer, vinyl tiled flooring, central heating radiator, storage under stairs.

Lounge 15'8" x 11'5" (4.8 x 3.5)

Double glazed French doors with double glazed window to rear, ceiling light point, coving to ceiling, central heating radiator, wood effect laminate flooring.

First floor landing

Ceiling light point, coving to ceiling, central heating radiator, loft access.







Bedroom one 8'10" x 11'5" (2.7 x 3.5)
Double glazed to rear, ceiling light with fan attachment, central heating radiator.

Bedroom two 9'6" x 9'10" (2.9 x 3.0)
Double glazed window to front, ceiling light point, central heating radiator.

Bedroom three 6'6" x 11'5" (2.0 x 3.5)
Double glazed window to rear, ceiling light point, central heating radiator.

House bathroom
Obscured double glazed window to front, tiled walls and floor, ceiling light point, extractor, storage shelf, double shower with screen and monsoon shower head, wash hand basin with cabinet beneath, w.c., heated towel radiator.

Rear garden
Tiered garden with paved seating area, steps and pathway leading to middle of the garden with lawn area and borders, further level has paved seating and gravelled area with steps to flower beds at rear.

Garage 8'2" x 16'0" (2.5 x 4.9)
Having up and over electric door.

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

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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