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29 Century Way
Halesowen,
West Midlands
B63 2TQ

Offers In The Region Of £155,000



In the heart of Halesowen, this ground floor apartment on Century Way offers move in ready accommodation. For those with a vehicle, the apartment includes allocated parking and visitor parking. The location is well-connected, offering easy access to local amenities, shops, and transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility. The property includes a newly fitted (installed May 2024) central heating boiler.

The property offers parking, communal grounds including paths, bike sheds and lawn. The communal hall can be accessed via an intercom system. The private entrance hall offers access to a lounge, family bathroom, two bedrooms and storage cupboard. Through the lounge you can access the kitchen, which overlooks the woodland beyond the path. The master bedroom has its own En-suite shower room.

This apartment on Century Way is a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in Halesowen. With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers. JH 12/05/2025 EPC=C







Approach

Via allocated parking space with visitor spaces, lawn area, slabbed pathway to front entrance, fenced off bin area and cycle shed. Tarmacadam pathway leading to Overend Road.

Private entrance hall

Vertical central heating radiator, doors to airing cupboard, two bedrooms, reception room and bathroom.

Reception room 11'5" x 15'5" (3.5 x 4.7)

Double glazed window to front, two central heating radiators, door into kitchen.

Kitchen 6'6" x 7'10" (2.0 x 2.4)

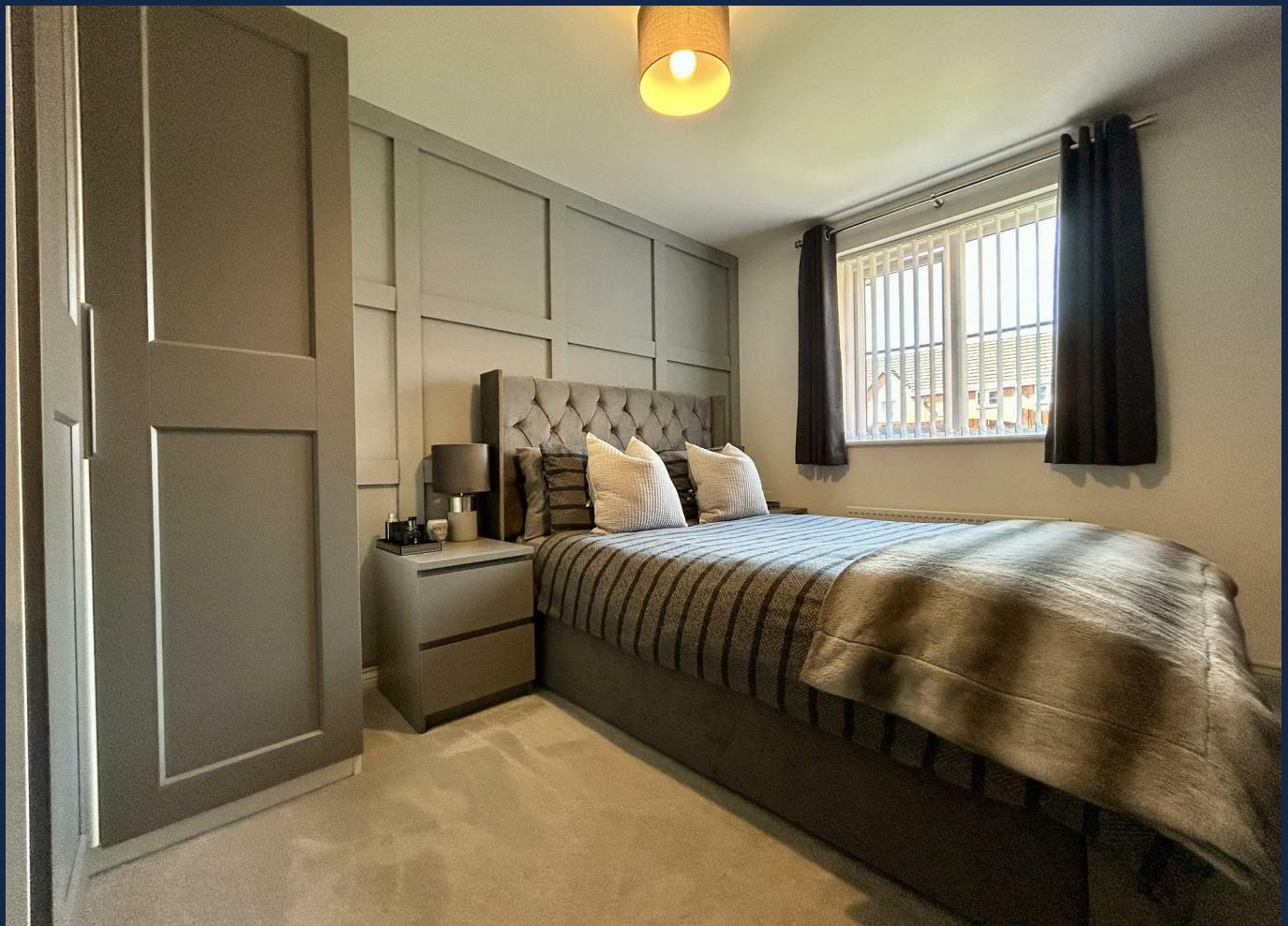
Double glazed window to side, matching wall and base units, roll top surface over, splashbacks, integrated oven, hob, extractor, space for washing machine, sink with mixer tap and drainer, space for fridge freezer, central heating boiler (INSTALLED MAY 2024).

Bathroom

Vertical central heating radiator, low level flush w.c., bath with mixer tap, tiling to walls, pedestal wash hand basin.

Bedroom one 8'2" x 12'1" (2.5 x 3.7)

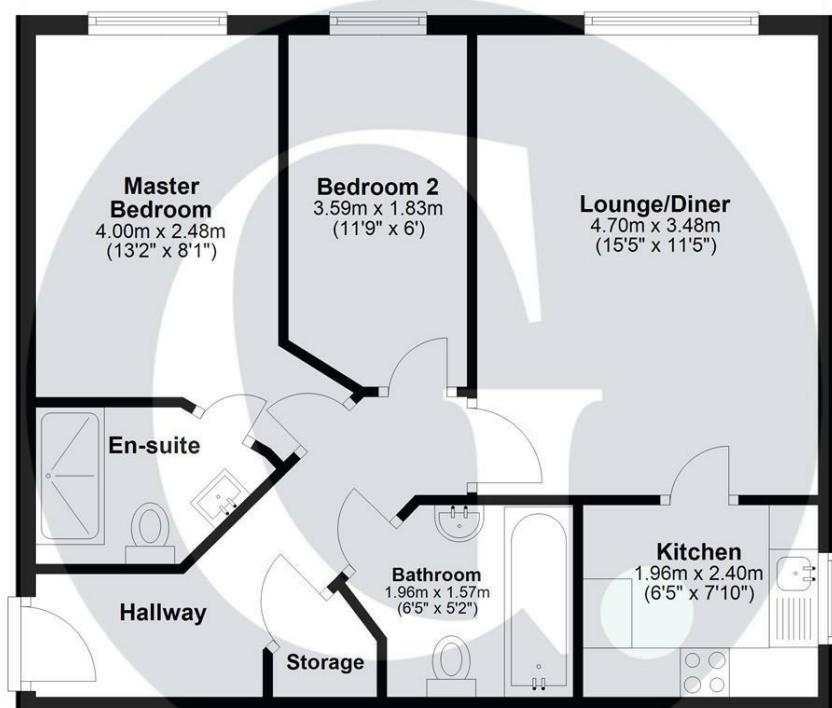
Double glazed window to front, central heating radiator, panelling to walls, door to en-suite shower room.





Ground Floor

Approx. 53.9 sq. metres (580.4 sq. feet)



Total area: approx. 53.9 sq. metres (580.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.

29 Century Way, Halesowen

En-suite shower room

Double shower with monsoon shower head over, vertical central heating radiator, low level flush w.c., vanity wash hand basin with splashbacks.

Bedroom two 5'10" x 12'1" (1.8 x 3.7)

Double glazed window to front, central heating radiator.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that there is a 125 year lease from 1st January 2007. The service charge per annum is £885.00 with a ground rent of £150.00 per annum.

Council Tax Banding

Tax Band is A

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.

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18 Hagley Road, Halesowen, West Midlands, B63 4RG

T: 0121 550 5400

E: halesowen@grovepropertiesgroup.co.uk