

# Grove.

FIND YOUR HOME



47 Green Lane  
Halesowen,  
West Midlands  
B62 9LP

Price Guide £175,000



On Green Lane, Halesowen, this terraced house presents an excellent opportunity for first time buyers. Situated in Halesowen, residents will benefit from a variety of local amenities, including shops, schools, and parks, all within easy reach as well as the train station being within walking distance. The area is well-connected, providing convenient access to public transport links, making commuting easy.

Downstairs, the property comprises of a dining room, under stairs storage, lounge, kitchen and shower room. Upstairs are two well proportioned bedrooms. The garden is courtyard.

Whether you are looking to settle down or invest, this home offers a wonderful opportunity to enjoy the best of Halesowen living. Do not miss the chance to view this charming residence. JH 09/05/2025 V1 EPC-D













#### Approach

Via double glazed obscured front door leading into front reception room./dining room.

Dining room 10'9" x 11'5" (3.3 x 3.5)

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

#### Hallway

Door to cellarette housing fuse box and door to rear reception room/lounge.

Lounge 11'1" min 12'1" max x 11'5" (3.4 min 3.7 max x 3.5)

Double glazed window to rear, central heating radiator, feature fireplace, coving to ceiling, door to stairs to first floor accommodation and door to kitchen.

Kitchen 7'2" x 8'6" (2.2 x 2.6)

Double glazed window to side, double glazed door to side to rear garden, wall and base units with work surface over, sink with mixer tap and drainer, integrated oven, hob, extractor, central heating radiator, splashback tiling to walls, space for washing machine, central heating boiler.

#### Shower room

Double glazed obscured window to side, complementary tiling to walls, low level flush w.c., central heating radiator, pedestal wash hand basin with mixer tap, corner shower.

First floor landing  
Doors radiating to bedrooms.

Bedroom two 11'9" x 12'1" max 11'5" min (3.6 x 3.7 max 3.5 min)  
Double glazed window to front, central heating radiator, feature fireplace, coving to ceiling.

Bedroom one 10'9" x 12'5" max 11'9" min (3.3 x 3.8 max 3.6 min)  
Double glazed window to rear, central heating radiator, coving to ceiling, built in storage cupboard with loft access.

Rear garden  
Concrete pathway with raised beds to the sides leading to slabbed patio area, two out houses, door to shared access to front.

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 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.

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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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