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25 Heathy Farm Close
Birmingham,
B32 3PA

Offers In The Region Of £325,000



On the quiet cul-de-sac on Heathy Farm Close, this semi-detached house presents an excellent opportunity for families looking for tranquillity, whilst being in close proximity to a wealth of amenities, including shops, schools, and parks. The property has been finished to a high standard, offering move in ready accommodation.

The property comprises of a resin driveway suitable for multiple vehicles, garage and side access to the approach. Inside, the ground floor offers a porch, entrance hall, kitchen, pantry, dual aspect lounge-diner and conservatory. Upstairs are three bedrooms and a family shower room. The garden boasts patio and lawn, with Bartley Woods just behind, offering privacy. The property also offers solar panels.

With its practical layout and potential for personalisation, this property is ready to become a cherished home. JH 14/05/2025 V1 EPC=B







Approach

Resin driveway with a Granite block edge, side access via gate, garage, double glazed front door leading into entrance porch.

Entrance porch

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

Entrance hall

Central heating radiator, fuse box, stairs to first floor accommodation, door to kitchen and living area.

Kitchen 8'6" x 9'6" max 6'10" min (2.6 x 2.9 max 2.1 min)

Matching wall and base units with quartz square top surface over and splashbacks, granite one and a half bowl sink with matching granite mixer tap, Caple gas on glass hob with Caple extractor over, BOSCH integrated microwave-oven-grill, an additional main oven-grill with warming drawer, integrated BOSCH dishwasher, integrated fridge freezer, MIELE washing machine, integrated bin and recycling bin, door into pantry, double glazed door to conservatory.

Pantry

Having space for tumble dryer.











Conservatory 15'8" x 12'1" (4.8 x 3.7)

Double glazed French doors to rear, double glazed door to side, double glazed windows to surround with obscured windows to one side, ceiling light and fan, two electric radiant panel heaters.

Dining area 9'2" x 9'10" (2.8 x 3.0)

Double glazed double opening doors to conservatory, coving to ceiling.

Lounge 11'9" x 12'5" (3.6 x 3.8)

Double glazed bow window to front, central heating radiator, gas fire with Limestone surround, coving to ceiling.

First floor landing

Double glazed window to side, loft access with ladder, doors leading to three bedrooms and shower room.

Shower room

Two double glazed obscured windows to front, vanity unit with his and hers wash hand basins with mixer taps, low level flush w.c., corner steam shower, vertical central heating towel rail, cupboard housing the central heating boiler.

Bedroom one 11'5" x 11'9" (3.5 x 3.6)

Double glazed window to front, central heating radiator, wardrobes.

Bedroom two 10'5" x 9'2" (3.2 x 2.8)

Double glazed window to rear, central heating radiator and wardrobes.

Bedroom three 8'10" x 7'10" (2.7 x 2.4)

Double glazed window to rear, central heating radiator, fitted cupboards with under cupboard lighting with fitted desk.

Rear garden

Being laid mainly to lawn with a railway sleeper border to the beds of shrubs, slabbed patio area, access into garage.

Garage 7'10" x 16'4" (2.4 x 5.0)

Electric roller shutter door to front, door to rear garden, two electrical sockets and lighting.

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.



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