

Grove.

FIND YOUR HOME



21 Brier Mill Road
Halesowen,
West Midlands
B63 3HA

Offers In The Region Of £290,000

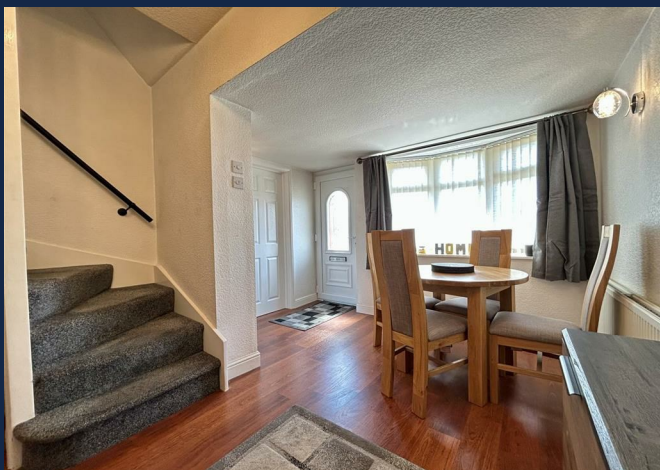


On Brier Mill Road in Halesowen, this semi-detached house presents an excellent opportunity for a friendly community close to local amenities, including shops, schools, and parks, all within easy reach.

The property comprises of a tarmacadam driveway and side access. Inside are two reception rooms, a garage/study and kitchen. Upstairs are three bedrooms and a modern bedroom. The garden offers patio and lawn.

In summary, this semi-detached house on Brier Mill Road is a wonderful opportunity for anyone looking to settle in a welcoming neighbourhood. JH 12/05/2025 V1







Approach

Via tarmacadam driveway with stone chipping border leading to double glazed obscured front door giving access into dining room.

Dining room 13'9" x 7'2" min 10'5" max (4.2 x 2.2 min 3.2 max)

Double glazed bow window to front, central heating radiator, stairs to first floor accommodation, doors into garage (currently used as a study) and reception room.

Garage/study 15'1" x 7'6" (4.6 x 2.3)

Double glazed bow window to front, central heating radiator, central heating boiler, fuse box.

Reception room 11'5" x 16'0" (3.5 x 4.9)

Double glazed French doors to rear with double glazed windows to either side, coving to ceiling, central heating radiator, feature fireplace, door to kitchen.

Kitchen 16'0" x 7'2" (4.9 x 2.2)

Double glazed window to rear, double glazed obscured door to side, wall and base units, square top surface over, splashback tiling, integrated oven, gas hob, extractor, space for American style fridge freezer, space for tumble dryer and washing machine, sink with mixer tap and drainer, double glazed window to side.

Fist floor landing

Double glazed obscured window to side, loft access with ladder, doors radiating to bedrooms and bathroom.









Bathroom

Vanity style wash hand basin with mixer tap, bath with mixer tap, shower with monsoon head over, low level flush w.c., vertical central heating towel rail, double glazed obscured window to side.

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

Double glazed window to rear, central heating radiator, double glazed window to front, central heating radiator, storage area.

Bedroom two 7'6" x 11'9" (2.3 x 3.6)

Double glazed window to the front, central heating radiator.

Bedroom three 7'2" x 11'5" (2.2 x 3.5)

Double glazed window to the rear, central heating radiator.

Rear garden

Slabbed path to the side access and slabbed patio area, steps up to lawn and shed.

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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