

Grove.

FIND YOUR HOME



47 Moat Drive
Halesowen,
West Midlands
B62 9PZ

Offers In Excess Of £305,000

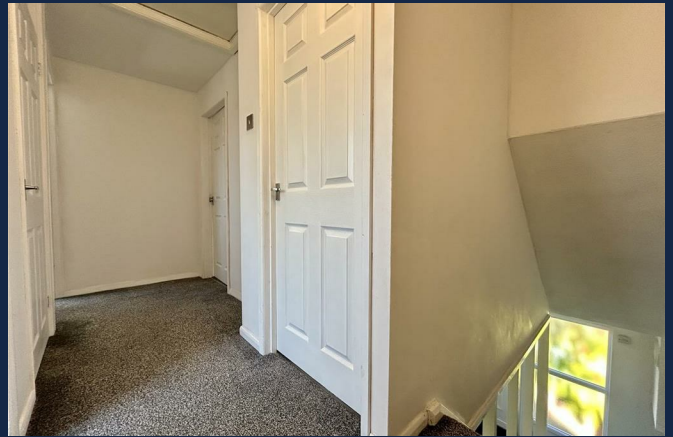
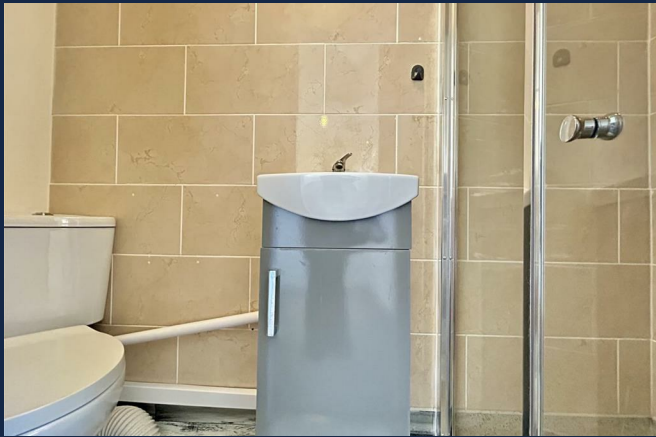


On Moat Drive, Halesowen, this newly refurbished four bedroom end-terrace house with no upward chain presents an excellent opportunity for families and individuals alike. This property offers ample room for comfortable living and personalisation. Situated in Halesowen, the property benefits from local amenities, schools and parks within easy reach. Hurst Green Park opposite offers views of nature through the front facing windows. This location is ideal for those seeking a balance of suburban tranquillity and urban convenience. One of the standout features of this property is the parking provision, accommodating multiple vehicles.

In summary, this end-terrace house on Moat Drive is a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. With its generous living space, practical amenities, and excellent parking options, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely property your new home. JH 13/6/25 V2 EPC=C







Approach

Via tarmacadam path and side lawn, block paved driveway and beds, slabbed steps to double glazed obscured front door with two side panels and gives access to the entrance hall.

Entrance hall

Vertical central heating radiator, fuse box, stairs to first floor accommodation, door to under stairs storage, doors to reception room and kitchen.

Front reception room 13'5" x 12'1" (4.1 x 3.7)

Double glazed window to front, central heating radiator, electric feature fire.

Kitchen 11'5" x 9'6" (3.5 x 2.9)

Double glazed window to rear, vertical central heating radiator, matching high gloss wall and base units with square marble effect surface over, integrated oven, gas hob, extractor fan, space for fridge freezer, splashback tiling to walls, one and a half bowl sink with mixer tap with hose pull out and drainer, space for dishwasher, arch ways into rear reception room and inner hall/utility.

Rear reception room 9'2" x 9'10" (2.8 x 3.0)

Double glazed back door to rear with double glazed windows to side, central heating radiator.

Inner hall/utility

Central heating boiler, double glazed door to rear, door into fourth bedroom.









Bedroom four 6'10" max 5'2" min x 10'5" (2.1 max 1.6 min x 3.2)

Double glazed obscured window to rear, double glazed window to rear, vertical central heating radiator, sliding door to en-suite.

En-suite

Low level flush corner w.c., vanity style wash hand basin with mixer tap, shower cubicle.

First floor landing

Loft access and doors to airing cupboard, bedrooms and family bathroom.

Bathroom

Double glazed obscured window to rear, bath with mixer tap, vanity style wash hand basin with mixer tap, low level flush w.c., vertical central heating towel rail, corner shower cubicle with monsoon shower head over.

Bedroom one 10'5" x 11'1" (3.2 x 3.4)

Double glazed window to front, central heating radiator.

Bedroom two 11'5" x 7'10" min 11'1" max (3.5 x 2.4 min 3.4 max)

Double glazed window to front, central heating radiator.

Agents Note; There is a stair bulk head in this room.

Bedroom three 11'9" x 8'6" min 9'10" max (3.6 x 2.6 min 3.0 max)

Double glazed window to rear, central heating radiator.

Rear garden

Slabbed path leading to gate at rear of property providing access to gardens, lawned area, stone chipping area and a further slabbed patio. The garden has a variety of plants and shrubs.

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 b

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 you 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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