

# Grove.

FIND YOUR HOME



40 Park Lane  
Halesowen,  
West Midlands  
B63 2NT

Offers In The Region Of £190,000





In the desirable road of Park Lane, Halesowen, this semi-detached house, in need of modernisation, presents an excellent opportunity for first-time-buyers or small families. The location in Halesowen offers a blend of suburban tranquillity and accessibility to local amenities, schools, and transport links, making it an attractive choice for those who value both comfort and convenience.

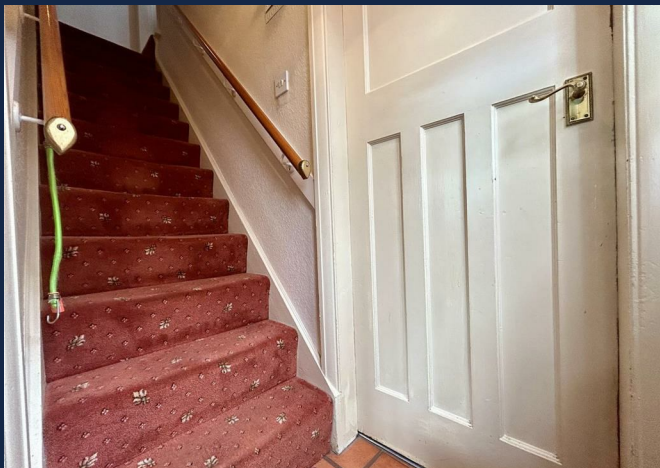
The property comprises of a tarmac driveway to the front, with side access via a gate. Inside is an entrance hall, reception room, kitchen with access to understairs storage, utility, two bedrooms and a bathroom. The garden offers patio and a variety of shrubs.

In summary, this semi-detached house on Park Lane is a delightful property with the potential to tailor to your needs, making it a perfect place to call home. JH 20/05/2025  
EPC=F













#### Approach

Tarmac driveway with scrubs in boarder, leading up to double glazed obscured stain glass front door located at the side of the property underneath car port.

#### Entrance Hall

Doors leading into kitchen and reception room and stairs to first floor.

Reception Room 12'3" x 12'5" max x 11'3" in (3.75 x 3.80 max x 3.43 min)

Double glazed bay window to front, decorative ceiling coving, electric storage heater and feature gas fire place with wood surround.

Kitchen 12'2" x 12'5" max x 11'3" min (3.72 x 3.80 max x 3.43 min)

Double glazed window to the rear, door into under stairs storage, decorative ceiling coving, door leading into utility, base units with square top surface over, single basin sink with mixer tap and drainer, splash back tiling to the walls, oven with hob, space for fridge/freezer and feature gas fireplace with wooden surround.

Utility 4'4" x 9'9" (1.34 x 2.99)

Double glazed window to side, double glazed obscured door to the rear garden, half height tiling to walls, wash hand basin vanity style with mixer tap, space for washing machine and space for tumble dryer.

#### Landing

Doors leading to family bathroom and two bedrooms.

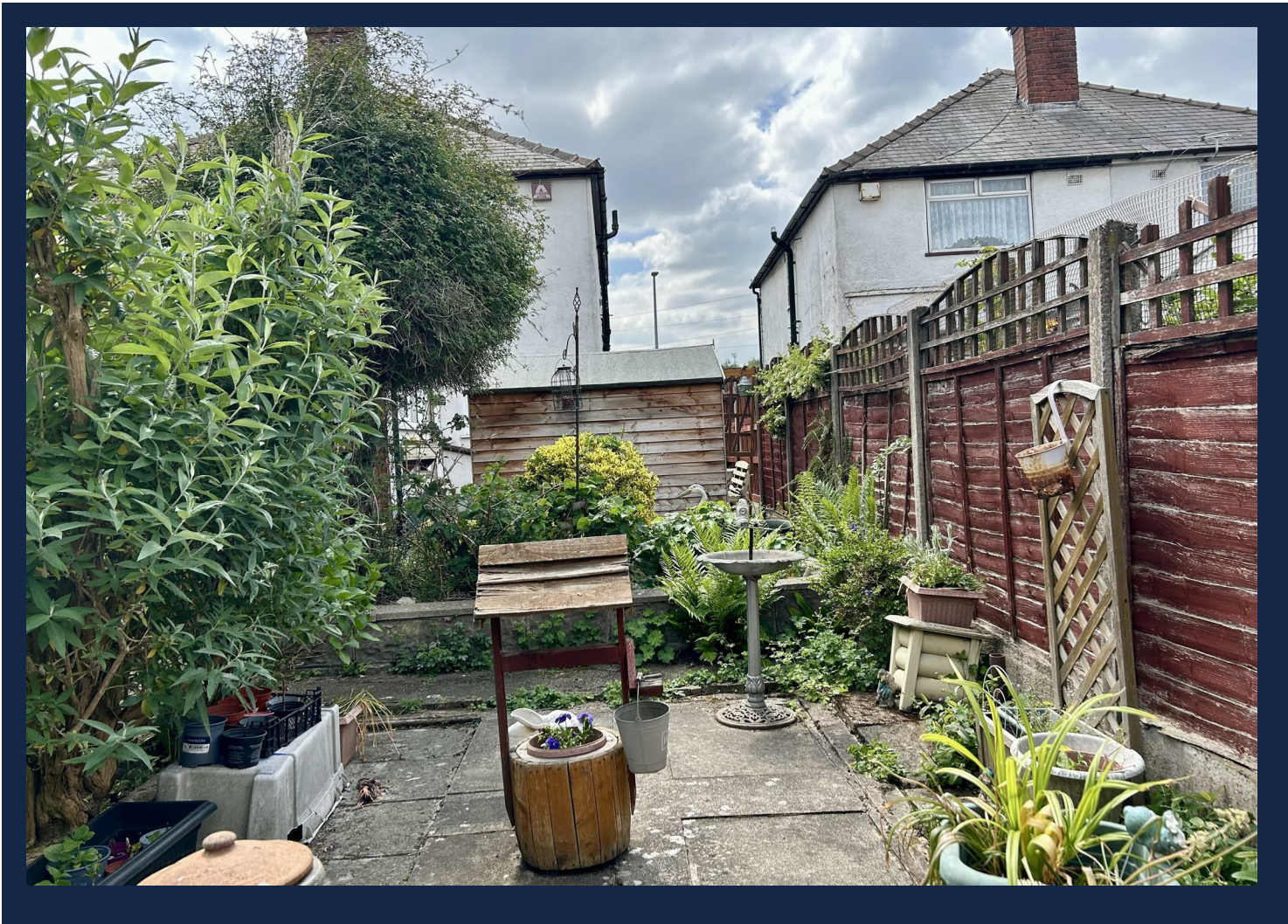












Bedroom One 12'5" x 11'2" min x 12'4" max (3.79 x 3.42 min x 3.76 max)  
Double glazed window to front.

Bedroom Two 12'5" x 11'3" (3.79 x 3.43 )  
Double glazed window to rear, decorative ceiling coving and cupboard housing water tank.

Bathroom  
Double glazed obscured window to the side, bath, pedestal wash hand basin and w.c. electric radiator.

Garden  
Slabbed patio area with outhouse, space for a shed, variety of different scrubs, plants and patios throughout the garden.

Council Tax Banding  
Tax Band is B.

Freehold 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.

#### 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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