

# Grove.

FIND YOUR HOME



11 Woodridge Road  
Halesowen,  
West Midlands  
B63 3SA

Guide Price £290,000





On Woodridge Road in Halesowen, this delightful semi-detached bungalow offers two well-proportioned bedrooms, making it ideal for those seeking a peaceful retirement retreat. Set in a tranquil neighbourhood, this bungalow benefits from a serene environment while still being conveniently located near local amenities, schools, and transport links. Whether you are looking to enjoy leisurely strolls in the surrounding area or wish to explore the vibrant community of Halesowen, this location offers the best of both worlds.

The property comprises of slabs steps up the front garden off the block paved driveway. The drive goes up the side of the property to the garage and rear garden. Inside is an entrance hall that radiates to a reception room, two bedrooms and a shower room. The main reception room provides access to the kitchen-diner via a sliding glass door.

This charming bungalow on Woodridge Road is a wonderful opportunity for those seeking a comfortable and low-maintenance lifestyle. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home. JH 25/02/2025 V1 EPC=D













#### Approach

Via block paved driveway with wrought iron railings to side leading down the side of the property to front door, garage and garden. Stained glass front door into entrance hall. Steps leading to the front garden with a variety of shrubs and plants.

#### Entrance hall

Central heating radiator, loft access, airing cupboard, doors leading to two bedrooms, shower room and reception room.

#### Reception room 9'6" x 19'4" (2.9 x 5.9)

Double glazed window to front, two central heating radiators, feature fireplace, coving to ceiling, sliding door with glass side panels leading into diner.

#### Diner 8'2" x 10'9" (2.5 x 3.3)

Central heating radiator, two cupboards with double opening doors one housing the central heating boiler, coving to ceiling, access to kitchen.

#### Kitchen 7'10" x 9'10" (2.4 x 3.0)

Double glazed window to rear, obscured glazed back door, central heating radiator, base units with square top work surface over, sink with mixer tap and drainer, space for cooker, space for washing machine, wall units.



#### Shower room

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

#### Bedroom two 8'10" x 8'10" (2.7 x 2.7)

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

#### Bedroom one 10'2" x 10'9" (3.1 x 3.3)

Double glazed window to rear, central heating radiator.

#### Rear garden

Patio area, slabbed pathway to side of lawn, stone chipping borders, further patio area, space for shed/greenhouse.

#### 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.



TOTAL FLOOR AREA: 855 sq.ft. (79.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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