

Grove.

FIND YOUR HOME



51 Huntlands Road
Halesowen,
West Midlands
B63 4LZ

Offers In Excess Of £350,000

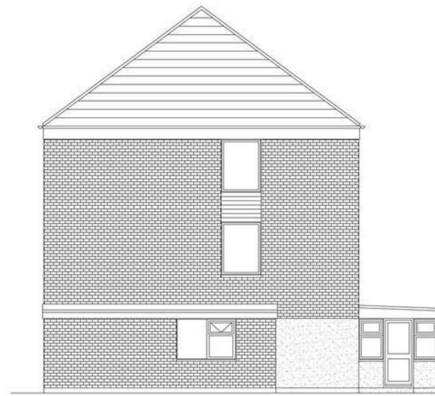


Beautifully presented four bedroom, three storey town house on the popular Huntlands development with far reaching views to Clent Hills. This spacious accommodation includes porch, entrance hall, kitchen, dining room on ground floor level with utility/veranda off, extensive rear garden, first floor has lounge with picture window with views towards Clent, bedroom four/study and family bathroom. Second floor landing gives access to three good sized bedrooms with further w.c. and storage area. To the side of the property is a spacious garage with further potential for possible building plot to the side subject to usual planning permissions,(no planning consent has been obtained and the illustrations are artist impressions only). DAG 15/10/24 V1

ARTIST IMPRESSION ONLY



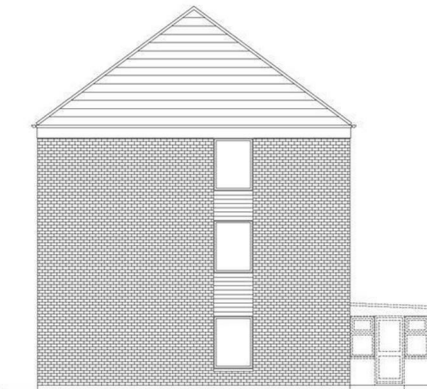
Current Rear Elevation



Current Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

51 Huntlands Road, Halesowen, B63 4LZ	
Current & Proposed Rear & Side Elevation	
Scale: 1/50	Rev: RE/01
June 2024	
G Downing	
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Approach

Via tarmacadam driveway, stone chipping hard standing and low maintenance slate fore garden. Double glazed door gives access to:

Porch

Tiled floor, cupboard housing meters, further door to:

Entrance hall

With wood effect laminate flooring, central heating radiator, stairs to first floor accommodation, doors radiating to:

Dining room 14'9" x 8'6" (4.5 x 2.6)

Double glazed window to front elevation, central heating radiator, laminate flooring, double doors to storage cupboard.

Kitchen 15'9" x 9'2" (4.8 x 2.8)

French doors to rear garden, central heating radiator, inset ceiling light point, one and a half bowl sink with drainer and mixer tap, high gloss slow close white base units with matching drawers, gas cooker point, filter hood, space for appliance, space for slimline dishwasher, brick effect splashback tiling to walls, door leading to verandah.

Verandah 7'3" x 9'2" (2.2 x 2.8)

Doors and window to garden, plumbing for washing machine.











First floor landing
Double doors giving access to storage, double glazed window to side, doors radiating to:

Lounge 16'1" x 11'10" (4.9 x 3.6)
Double glazed picture window to front with far reaching views towards Cent Hills beyond local countryside and Manor Way, central heating radiator, t.v. point.

Bedroom four/study 8'10" x 9'10" (2.7 x 3.0)
Window to rear, central heating radiator, cupboard housing central heating boiler.

Bathroom
Obscured double glazed window to rear, P bath with shower attachment, complementary tiling to walls, low flush w.c., vanity wash hand basin with double drawers beneath, brick effect splashback tiling, heating towel rail.

Second floor landing
Double doors to storage cupboard, loft access and doors radiating to:

Bedroom one 16'1" x 9'10" (4.9 x 3.0)
Window to rear, central heating radiator.

Bedroom two 8'6" x 11'10" (2.6 x 3.6)
Double glazed window to front, central heating radiator.

Bedroom three 6'11" x 11'10" (2.1 x 3.6)
Double glazed window to front, central heating radiator.

Second floor w.c.
Double glazed window to side, w.c., storage cupboard and vanity wash hand basin.

Rear garden
Have two tier patio area with multiple seating areas, lawned area, raised borders, timber shed, side access to front.

Garage 21'4" x 15'1" (6.5 x 4.6)
Electrically operated roller shutter doors, pedestrian door to rear.



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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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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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