Grove.

FIND YOUR HOME

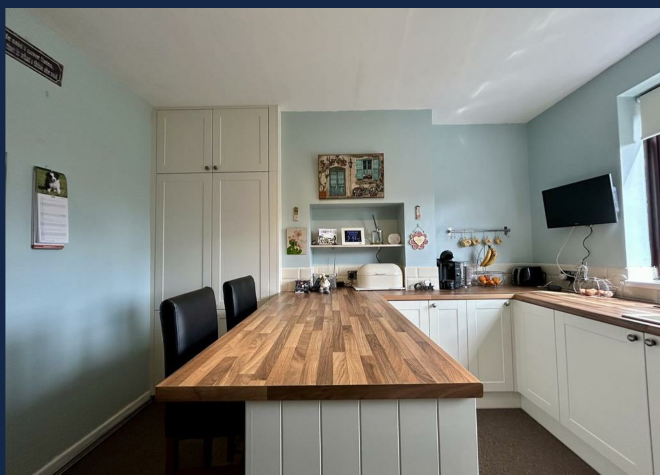
Huntlands Uffmoor Lane
Halesowen,
West Midlands
B63 1DJ

Offers Around £595,000

Nestled along the picturesque Uffmoor Lane in Halesowen, this stunning detached home boasts exceptional potential and far-reaching views of the Clent Hills. With its generous proportions and flexible layout, the property offers an ideal setting for family living, featuring four spacious reception rooms and five well-appointed bedrooms. The property also includes solar panels.

The home is approached via a gated driveway, offering both security and privacy, with further gates leading to the rear garden. Double opening doors open into a welcoming entrance porch, where a charming stained glass door and matching windows guide you into a bright and characterful entrance hall. From here, access is granted to four versatile reception rooms, a fitted kitchen, pantry, store, and study. The utility room can be reached through the pantry, while a ground-floor bathroom is conveniently located via the study. Upstairs, the property continues to impress with five generously sized bedrooms, two of which benefit from en-suite facilities. A well-appointed family bathroom serves the remaining bedrooms. Outside, the wrap-around garden enhances the home’s appeal, offering a combination of patio areas, lawned sections to the rear and side, and practical storage with garden sheds—perfect for enjoying the surrounding scenery.

This property on Uffmoor Lane offers an exciting opportunity to create a truly special home in a sought-after location, blending comfort, space, and convenience in a beautiful setting. JH 6/10/20205 V3 EPC=B






Approach
Via tarmacadam driveway via double opening gates and single gate, block paved borders, access to garden via gates, double glazed front door leads to entrance porch.

Entrance porch
Double glazed windows to front, stained glass door and windows into entrance hall.

Entrance hall
Central heating radiator, under stairs storage, door to two reception rooms.

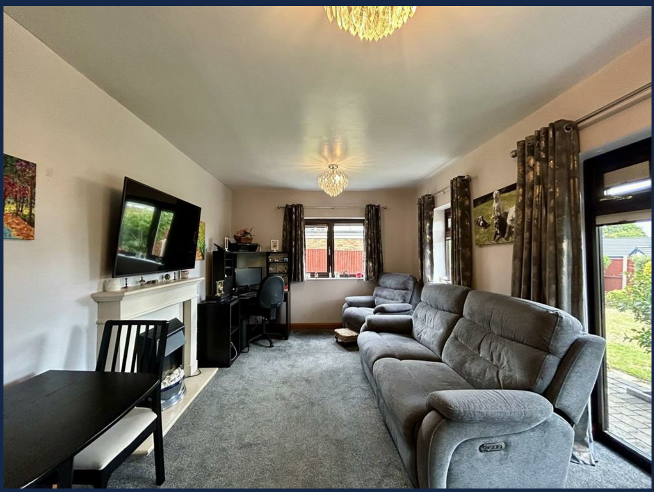
Front reception room 11'9" x 11'9" (3.6 x 3.6)
Double glazed bay window to front, central heating radiator, coving to ceiling.

Reception room two 11'9" x 12'1" (3.6 x 3.7)
Oak herringbone flooring, double glazed bay window to front, double glazed window to side, coving to ceiling, central heating radiator.

Store 4'7" x 6'6" (1.4 x 2.0)
Double glazed window to utility.

Inner hall
Door into third reception room.






HOUSE
IS
ENTIRELY
comfort AND
convenience
OF THE
DOG


Glitz & Glamour






Kitchen 11'9" x 11'9" (3.6 x 3.6)
Double glazed window to side, vertical central heating towel radiator, wall and base units, integrated oven, hob, extractor, breakfast bar, splashback tiling.

Pantry 6'6" x 6'10" (2.0 x 2.1)
With shelving, wall units and door into utility.

Utility 7'10" x 12'1" (2.4 x 3.7)
Double glazed door to side, wall and base units, space for washing machine, dryer and fridge, central heating boiler.

Reception room three 10'9" x 18'4" (3.3 x 5.6)
Double glazed French doors to side, double glazed window to side and rear, central heating radiator and fireplace.

Study 6'2" x 6'10" (1.9 x 2.1)
Housing the fuse box and door into downstairs bathroom.

Reception room four 20'0" x 11'5" (6.1 x 3.5)
Double glazed French doors to side, double glazed window to side and fireplace.

Downstairs bathroom
Double glazed obscured window to side, pedestal wash hand basin, low level flush w.c., bath, vertical central heating towel rail.

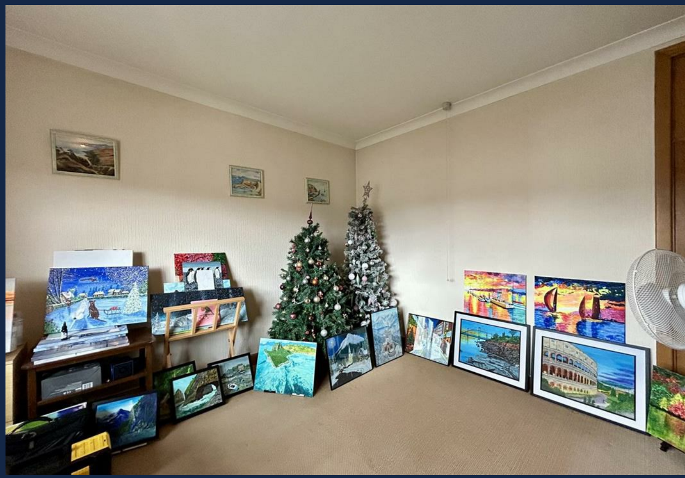
First floor landing
Double glazed window to front, central heating radiator and doors radiating to:

Bedroom three 12'1" x 11'9" (3.7 x 3.6)
Double glazed window to front, central heating radiator, fitted cupboard.

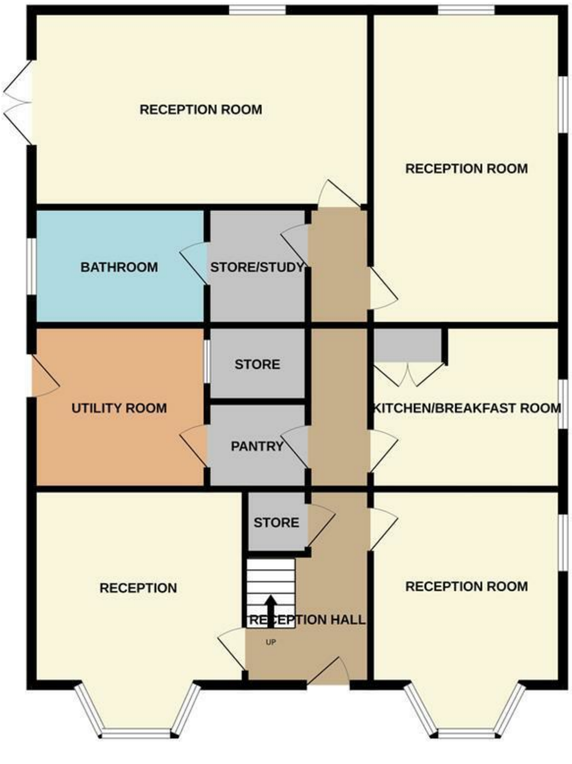
Bedroom two 12'1" x 12'1" (3.7 x 3.7)
Double glazed window to front, double glazed window to side, central heating radiator.

Bedroom four 9'2" x 12'1" (2.8 x 3.7)
Double glazed window to side, central heating radiator.

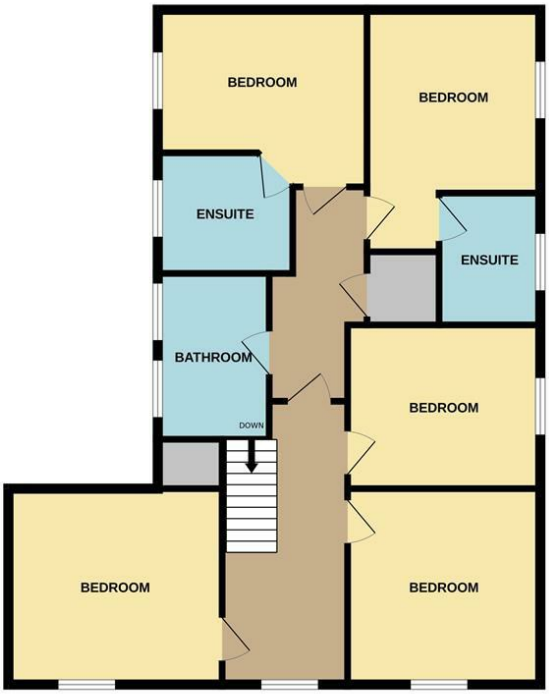
Bedroom one 10'9" x 13'9" (3.3 x 4.2)
Double glazed window to side, central heating radiator, door to en-suite.


GROUND FLOOR



1ST FLOOR



En-suite
double glazed obscured window to side, low level flush w.c., vanity wash hand basin, vertical central heating towel rail and shower.

Bedroom five 12'5" x 11'1" (3.8 x 3.4)
Double glazed window to side, central heating radiator, door to en-suite.

En-suite
Double glazed obscured window to side, vertical central heating radiator, vanity wash hand basin, low level flush w.c. and shower.

Bathroom
Two double glazed obscured windows to side, low level flush w.c., shower, bath, vertical central heating radiator, vanity wash hand basin.

Outside
The rear garden has a patio area, lawn and two sheds. To the side of the property is are further patio and lawn areas with mature shrub beds.

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 F

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.

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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