



Grove.

FIND YOUR HOME

277 Stourbridge Road, Halesowen B63 3QU

Asking Price £425,000

Home with a view

A stunning five bedroom home on the sought after Stourbridge Road- offering an ideal blend of space, comfort and style. Designed with modern family living in mind, the property features a bright and spacious kitchen/dining/living area, perfect for everyday life and entertaining, along with an additional large lounge for those quieter family moments. Outside, a beautiful garden provides the perfect setting for relaxation or social gatherings, making this home as inviting outdoors as it is inside.



Grove loves...





Approach

This home offers a welcoming frontage with block-paved driveway, planted borders and steps leading to the elegant UPVC front door.

Entrance Hallway

Step inside and you're greeted by a bright hallway with wood-effect tiled flooring, central heating radiator and useful understairs storage.

Lounge 11'5" x 24'7" (3.49 x 7.51)

The newly renovated lounge is a generous size and is complete with large bay window to the front, internal window into the dining area, gas fire with stone surround and dual radiators.

Kitchen/Dining/Living Area 17'6" x 16'11", 10'0" x 9'10" (5.34 x 5.17, 3.05 x 3.02)

To the rear, the heart of the home unfolds- a stylish open plan kitchen, dining and living space. The kitchen features a window to the rear, gloss grey and cream units, a double Hotpoint oven, 5 ring gas hob, integrated dishwasher and under counter fridge with moulded sink and a half with drainer. Tiled flooring continues into the dining and living area where an electric fireplace, large rear windows and patio doors into the garden create a bright, versatile space for everyday family life and entertaining.

Utility Area 18'4" x 3'11" (5.60 x 1.20)

A step down leads to the utility area with wall and base units, stainless steel sink and a half with drainer, space for appliances and door to the rear garden. From here, there is also access to the downstairs shower room with WC, hand wash basin and shower cubicle and internal access to the garage which benefits from water tap, electric points and electric garage door.

To the first floor, the staircase splits- to the left, three bedrooms and stairs to the loft room; to the right, the primary bedroom and house bathroom.

Primary Bedroom 12'2" x 13'6" (3.73 x 4.12)

The primary bedroom is generously sized with part-mirrored fitted wardrobes, radiator and views over the rear garden.

Bedroom Two 12'7" x 8'5" (3.86 x 2.59)

Bedroom Two features fitted wardrobes, rear facing window, and internal storage cupboard with shelving.

Bedroom Three 9'1" x 13'8" (2.78 x 4.17)

Bedroom three offers fitted wardrobes, radiator and bay window to the front.

Bedroom Four 6'7" x 7'0" (2.02 x 2.15)

Bedroom Four is a single room with fitted wardrobes, radiator and window to the front.







Loft Room 19'0" x 10'4" (5.8 x 3.16)

Stairs up to the loft room with landing space currently used as a dressing area and door leading to bedroom offered with extensive storage, Velux window and radiator.

House Bathroom 8'11" x 6'3" (2.74 x 1.91)

The house bathroom is beautifully appointed with tiled flooring, slipper-style bath with shower attachment, separate shower cubicle with dual shower heads, hand wash basin set in vanity unit, WC and chrome heated towel radiator.

Garden

Outside, the rear garden is a private haven with tiled and block-paved patio areas, steps leading to a gated lawn surrounded by mature conifers and hedging, plus an outdoor tap- perfect for summer entertaining or simply relaxing.

Location

Stourbridge Road is ever popular, it is just minutes from Halesowen town centre offering shops, cafes and restaurants along with excellent schools and leisure facilities. For commuters, the location offers straightforward connections to Birmingham, Stourbridge and the motorway network with regular bus routes running along the road. When it's time to relax, there are ample nearby parks and green spaces nearby.

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

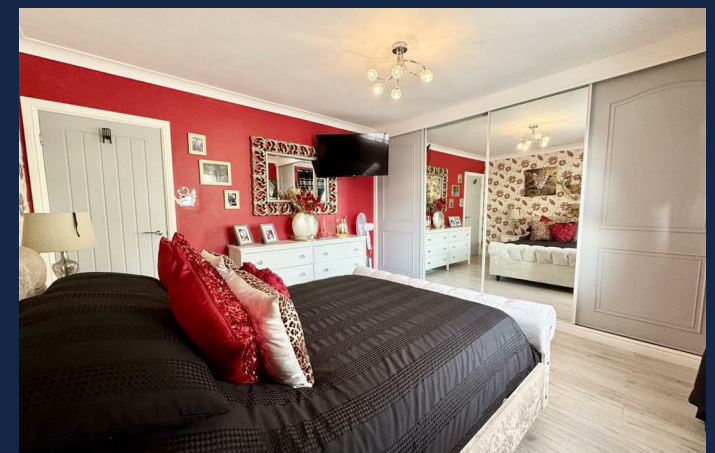
Tax Band is C

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





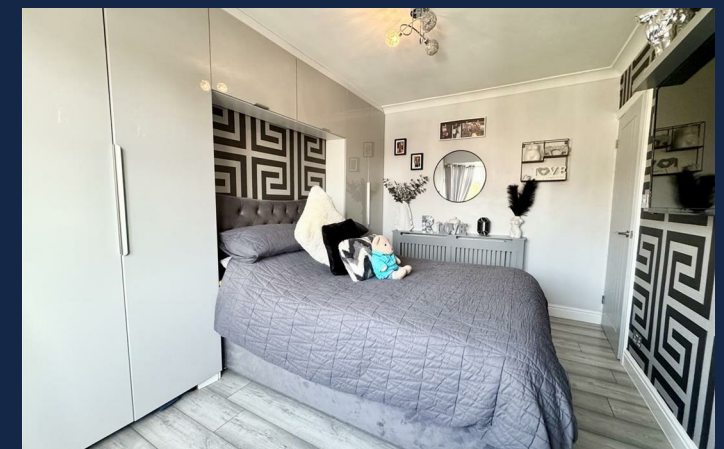
expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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.





This floorplan is for illustrative purposes only and may not be representative of the property. The position and size of the doors, windows and other features are approximate only.

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VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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