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6 Cotswold Croft
Halesowen,
West Midlands
B63 1JL

Offers In Excess Of £450,000



A fantastic opportunity to purchase a truly impressive 3 bedrooomed detached property being offered with No Upward Chain! Sat on a generous plot and located at the end of a quiet cul de sac. Cotswold Croft is a highly desirable cul de sac located within the Squirrels estate in Halesowen and finds itself well placed for access to good local schools, in close proximity to local shops and amenities, and offers great transport links.

The layout in brief comprises of Entrance porch, hallway, a front facing lounge with bay window, a well appointed kitchen which provides access to both the utility room and dining room. The dining room is located to the rear of the property with patio doors leading into the impressive conservatory. The utility room houses plumbing for washer and provides access to the ground floor WC and internal access to the garage. Heading upstairs is a pleasant landing, two good sized double bedrooms, a generously proportioned 3rd bedroom, and the house bathroom which offers separate bath and shower.

Externally is where this property truly excels with ample off road parking to front, mature front garden, and a side access gate to rear. The rear of the property presents a wrap around garden with impressive views, ample seating areas, with a side garden which houses a shed. AF 14/8/25 V1 EPC=D







Approach

Via good sized tarmac driveway offering parking for numerous vehicles, block paved edging, lawn and mature borders to front, side gate access and access to garage.

Entrance hall

Double glazed front door with obscured glass, ceiling light, coving to ceiling, central heating radiator, fuse box, stairs to first floor accommodation.

Lounge

Double glazed bow window to front, two ceiling light points, coving to ceiling, central heating radiator, electric fireplace.

Kitchen

Double glazed window to rear, doors leading to dining room, door to utility area, double glazed window to rear, range of wall and base units, stone effect work top, one and a half bowl sink and drainer, induction hob, extractor, oven, built in fridge, breakfast bar area, tiled flooring, access to pantry/under stairs storage housing the alarm box and light point.

Utility room 8'6" max x 10'5" max (2.6 max x 3.2 max)

Double glazed door to rear, double glazed window to side, internal access to garage, work surface, space for washing machine and dryer, space for freezer, access to ground floor w.c., ceiling light point, central heating radiator, tiled flooring.











Ground floor w.c.

Double glazed window to rear, ceiling light point, low level w.c., wash hand basin with tiled splashback, tiled flooring.

Dining room 8'10" x 10'5" (2.7 x 3.2)

Double glazed doors and windows to rear, patio door to conservatory, ceiling and wall lighting, dado rail, central heating radiator.

Conservatory

Plastic corrugated ceiling, ceiling light with fan, double glazed windows to surround, tiled flooring, patio door to rear garden.

First floor landing

Double glazed obscured window to side, ceiling light point, loft access hatch, storage cupboard housing hot water tank.

Bedroom one 10'5" x 13'1" (3.2 x 4.0)

Double glazed window to front, ceiling light point, coving to ceiling, central heating radiator.

Bedroom two 9'10" x 12'5" (3.0 x 3.8)

Double glazed window to rear with stunning views in the distance, ceiling light point, coving to ceiling, central heating radiator.

Bedroom three 6'10" x 9'10" (2.1 x 3.0)

Double glazed window to front, ceiling light point, coving to ceiling, central heating radiator, stair bulk head being used for storage.

Bathroom

Double glazed obscured window to rear and side, tiled walls, wood effect vinyl flooring, shower cubicle with shower over, bath, wash hand basin and w.c., central heating towel radiator.

Rear garden

Side access gate, paved seating area, good sized lawn with mature borders, side garden with further patio area with mature borders and shed.

Garage 8'6" x 17'0" (2.6 x 5.2)

Up and over door to front, storage to eaves, lighting, housing gas meter and central heating boiler.

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 D

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.

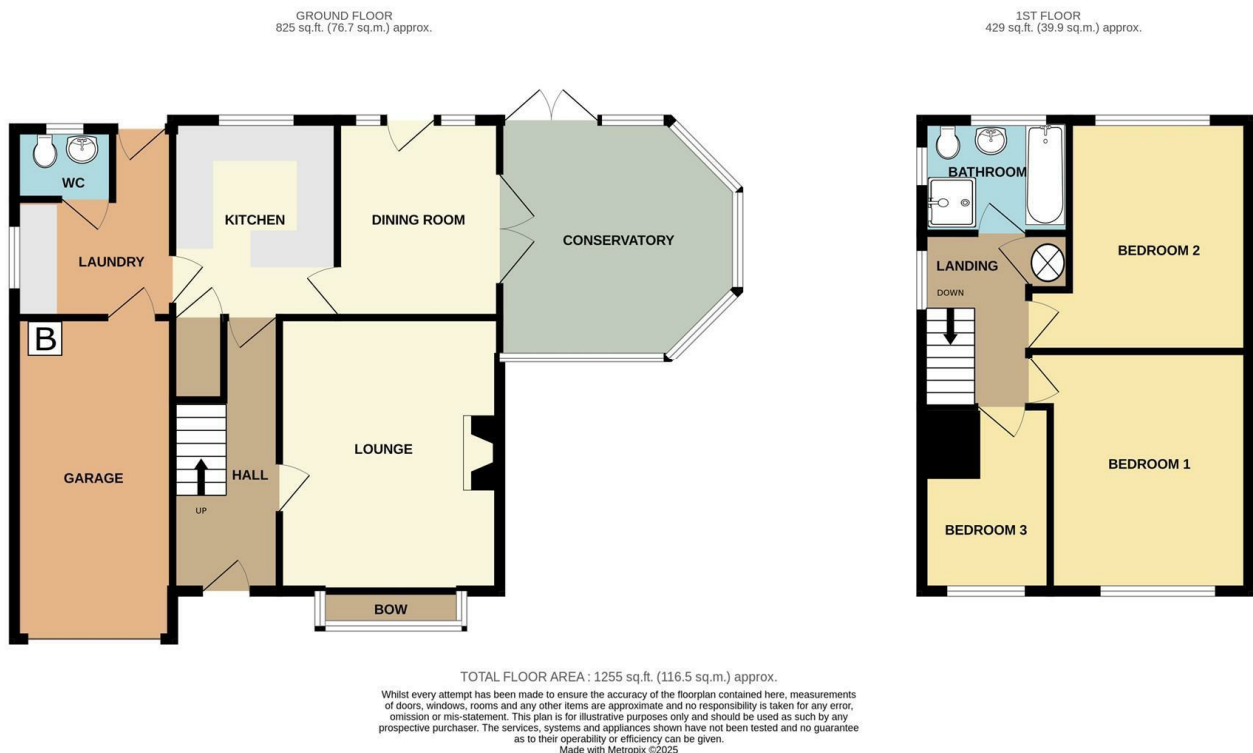
Referral Fees

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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