

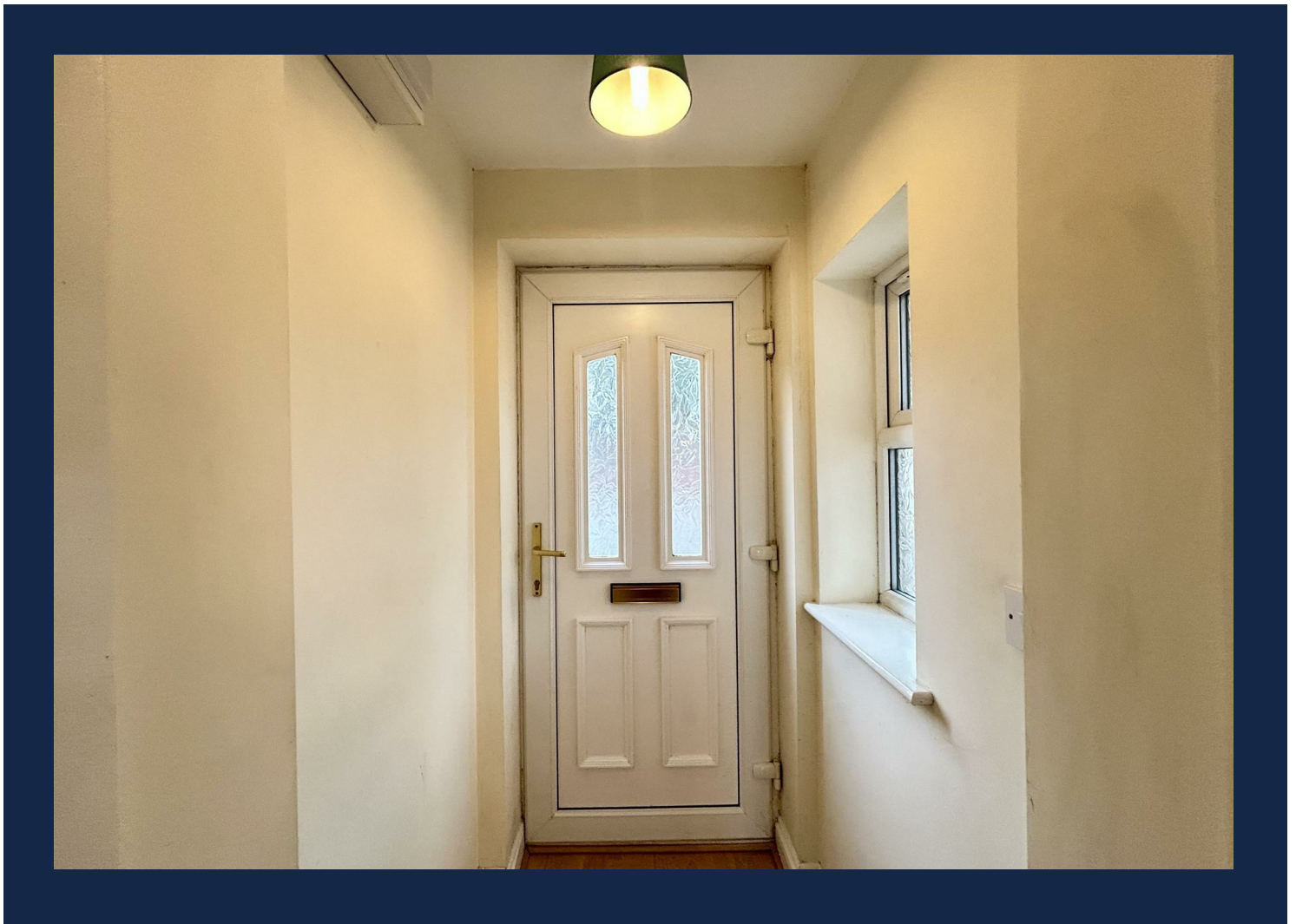
Grove.

FIND YOUR HOME



17 Foredraft Street
Halesowen,
West Midlands
B63 2DD

Offers Over £170,000

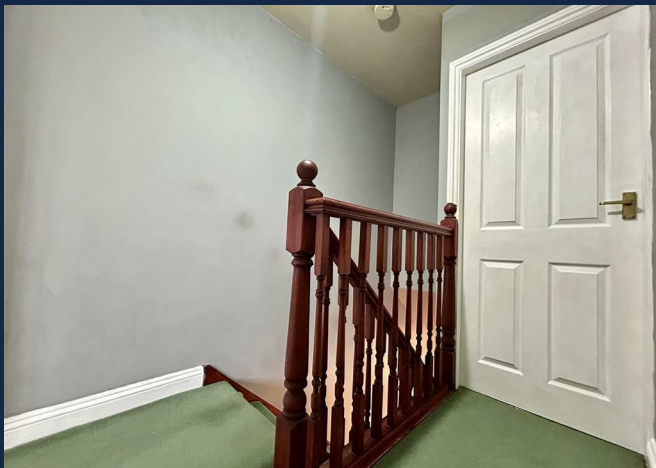


In Halesowen, this semi-detached, first time buyer friendly home on Foredraft Street is situated with no vehicle through traffic, far reaching views and spacious rooms. Situated in Halesowen, you will benefit from a wide range of shops, schools, and parks nearby. The area is well-connected, providing easy access to public transport and major roadways, making it an excellent choice for those who value both tranquillity and accessibility.

The property comprises of a tarmacadam driveway with space for multiple vehicles, side access and door into the entrance porch. The entrance porch leads to the reception room at the heart of the home, with stairs to the first floor and door into the inner hall. The inner hall has doors into the kitchen, store, and downstairs w.c.. The kitchen is fitted with access into the garden. Upstairs are two bedrooms and a family bathroom. The garden offers decking and lawn.

In summary, this semi-detached house on Foredraft Street presents a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. With its appealing features and prime location, it is certainly worth considering for your next home. JH 16/10/2025 EPC=C







Approach

Via tarmacadam driveway, slabbed pathway, stone chippings, access to double glazed front door into entrance porch.

Porch

Double glazed window to side, fuse box and door into reception room.

Reception room 14'1" x 8'10" min 11'5" max (4.3 x 2.7 min 3.5 max)

Central heating radiator, double glazed window to front, stairs to first floor accommodation, door into inner hall and kitchen.

Inner hall

Door to downstairs w.c.

Downstairs w.c.

Double glazed obscured window to side, w.c., wash hand basin with splashback tiling, central heating radiator.

Kitchen 11'5" x 7'6" (3.5 x 2.3)

Double glazed door to rear, double glazed window to rear, central heating radiator, central heating boiler, space for fridge freezer, wall and base units with roll top surface over, splashback tiling to walls, hob, sink with mixer tap and drainer, space for white goods.



First floor landing

Loft access, doors to bedrooms and bathroom.

Bedroom one 9'10" x 11'5" (3.0 x 3.5)

Window to rear with far reaching views over local district, central heating radiator.

Bedroom two 8'10" x 11'9" max 8'6" min (2.7 x 3.6 max 2.6 min)

Double glazed window to front, central heating radiator, fitted storage cupboard.

Bathroom

Double glazed obscured window to side, vertical central heating radiator, pedestal wash hand basin, w.c., bath with shower over, tiling to walls.

Rear garden

Decking area with slabbed steps down to the lawn area.

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 B

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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