Grove.

FIND YOUR HOME

4 Silver Innage

Halesowen,

West Midlands

B63 2PP

Offers In Excess Of £195,000

OFFERED FOR SALE WITH NO ONWARD CHAIN! A well proportioned 3 bedroomed semi detached family home offering the new owners the potential to their own stamp to a property. Silver Innage is a popular location and is well placed for access to good transport links, popular local schools, and near to an abundance of local shops an amenities.

The layout in brief comprise of Entrance porch, hallway, spacious living area, and a breakfast kitchen with store cupboard/ pantry. Heading upstairs is a pleasant landing 2 good sized double bedrooms, a generous third, and the house bathroom.

Externally the property offers ample off road parking with garage access and side gate leading to rear. At the rear of the property is a large landscaped garden tiered away from the property with multiple seating areas.

Property must be seen to be appreciated. AF 24/10/25 V1 EPC=D





Approach
Via tarmac driveway with block paved edging, side access to rear garden and access to garage. Double glazed front door into porch.

Porch
Double glazed window to side, door into entrance hall.

Entance hall
Ceiling light point, central heating radiator, stairs to first floor accommodation, under stairs storage.

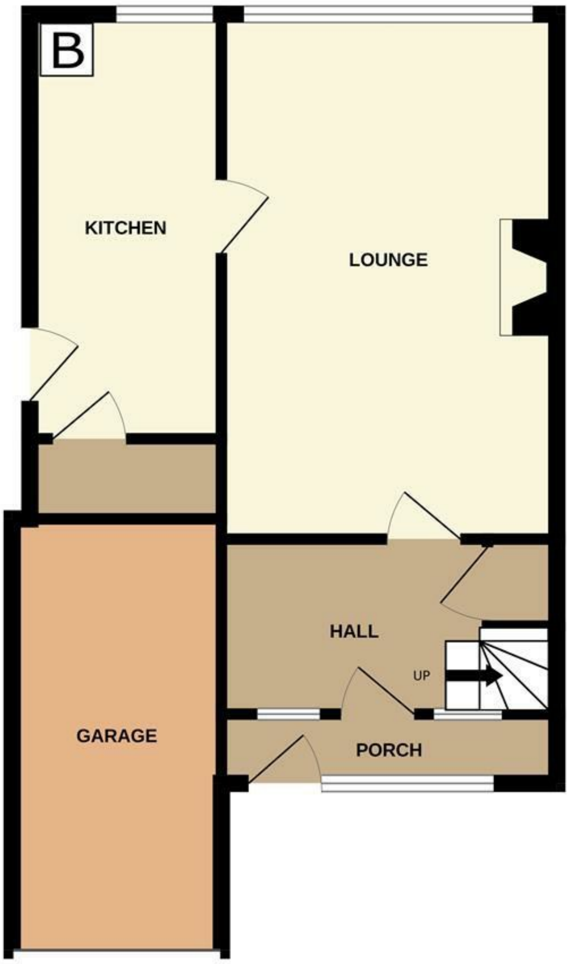
Lounge 11'5" x 18'0" (3.5 x 5.5)
Double glazed window to rear, ceiling light point, two central heating radiators, gas fireplace with surround.

Breakfast kitchen 6'6" x 14'5" (2.0 x 4.4)
Double glazed window to rear, ceiling light point, central heating boiler, double glazed obscured door to side, central heating radiator, range of wall and base units with wood effect work top, stainless steel sink and drainer, space for cooker, space for washing machine, wood effect vinyl flooring, pantry/store cupboard with lighting.

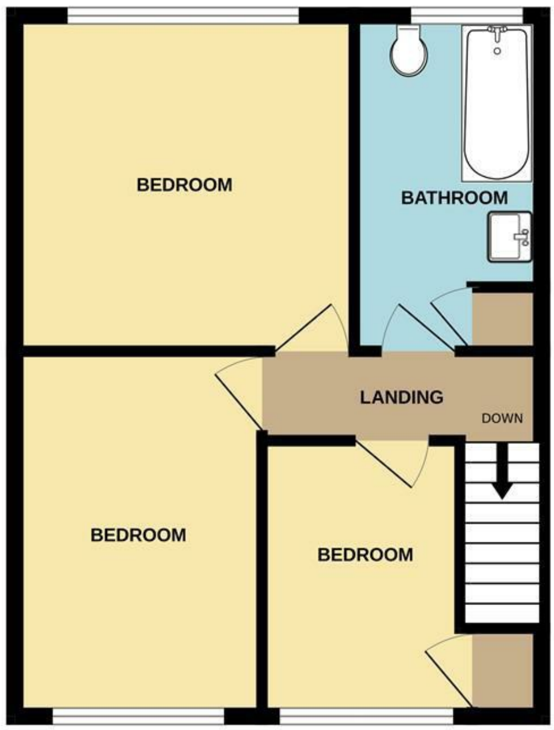
First floor landing
Ceiling light point, loft access.

Bedroom one 11'5" x 12'1" (3.5 x 3.7)
Double glazed window to rear, central heating radiator, ceiling light point.

GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.




1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.




TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Bedroom two 8'2" x 12'5" (2.5 x 3.8)
Double glazed window to front, ceiling light point, central heating radiator.

Bedroom three 6'2" x 9'6" (1.9 x 2.9)
Double glazed window to front, central heating radiator, ceiling light point, storage cupboard over stair bulk head.

Bathroom
Double glazed obscured window to rear, ceiling light point, bath with tiling to walls, low level w.c., wash hand basin, central heating radiator, storage cupboard housing hot water tank.

Rear garden
Having paved seating area with shed and greenhouse, steps to first tier with a gravelled area for seating, further steps to lawn with pond and a further paved area with shed to the rear.

Garage 7'10" x 13'5" (2.4 x 4.1)
Up and over door to front.

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 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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