

Grove.

FIND YOUR HOME



58 Waxland Road
Halesowen,
West Midlands
B63 3DN

Offers In The Region Of £325,000

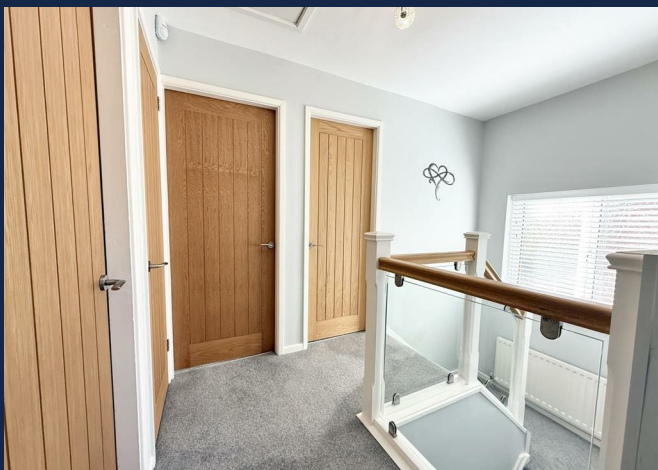


A truly immaculate 4 bedroomed extended family home located in a highly desirable area of Halesowen. Waxland Road has long been sought after and finds itself well placed for access to the town centre, good transport links, good access to the M5, near to an abundance of local shop, and within catchment for good local schools.

The layout in brief comprises of Entrance porch, open plan lounge/ diner, modern kitchen, rear access porch, and the ground floor double bedroom with built-in wardrobe and en-suite shower room. Heading upstairs are two further good sized double bedrooms, a spacious 4th bedroom, w.c. and the well appointed house bathroom.

Externally the property offers ample off road parking with garage and side gate access. At the rear of the property is a low maintenance and landscaped garden with paved seating area near to property. AF 24/9/25 V1







Approach

Via tarmac driveway with block paved edging with two gravel side borders with a variety of shrubs, access to garage, gate leading to rear.

Porch

Double glazed front door and windows, tiled flooring, fire door through to garage, double glazed door to entrance.

Lounge/ diner 7'10" min 12'5" max x 16'0" min 23'3" max (2.4 min 3.8 max x 4.9 min 7.1 max)

Double glazed window to front, two ceiling light points, coving to ceiling, two central heating radiators, feature fireplace with stone hearth and oak mantel, access via door to staircase to the first floor, kitchen and ground floor bedroom one.

Bedroom one 10'2" max x 7'6" (3.1 max x 2.3)

Double glazed window to rear, velux skylight, spotlights, built in wardrobe, central heating radiator.

Ground floor en-suite

Double glazed obscured window to side, ceiling spotlights, extractor, floor and wall tiling, vanity unit with wash hand basin, central heating radiator, low level w.c.







Kitchen 12'5" x 7'6" (3.8 x 2.3)

Double glazed window to rear, double glazed door to rear porch, wall and base units, quartz work tops and splashbacks, sink with drainer and Quooker tap, induction hob, extractor, dishwasher, cooker, built in microwave combination oven and fan assisted oven, built in fridge, central heating radiator, wood effect laminate flooring.

Rear porch

Wood effect laminate flooring, ceiling spotlights, double glazed door to rear.

First floor landing

Central heating radiator, double glazed obscured window to side, ceiling light point, loft access hatch with ladder.

Bedroom two 12'9" x 9'6" (3.9 x 2.9)

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

Bedroom three 9'10" x 13'5" (3.0 x 4.1)

Double glazed window to rear, central heating radiator.

Bedroom four 7'6" x 9'6" (2.3 x 2.9)

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

Bathroom

Double glazed obscured window to rear, ceiling spotlights, extractor, shower with monsoon attachment above, storage to side, shower unit with tiling, wash hand basin, tiled splashbacks, central heating towel radiator, vinyl tiled flooring.

Separate w.c.

Double glazed obscured window to rear, low level w.c., wood effect laminate flooring.

Rear garden

Paved seating area, with step up to astro turf with gravel borders.

Garage

Housing central heating boiler, ceiling light point, electric and gas meters, space to the rear with plumbing and electrics for laundry 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 C.

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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