Grove.

FIND YOUR HOME

16 Oxenton Croft

Halesowen,

West Midlands

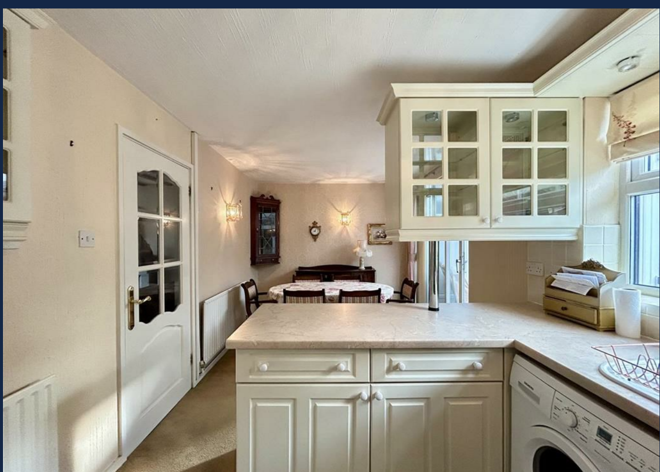
B63 1JX

Offers In The Region Of £260,000

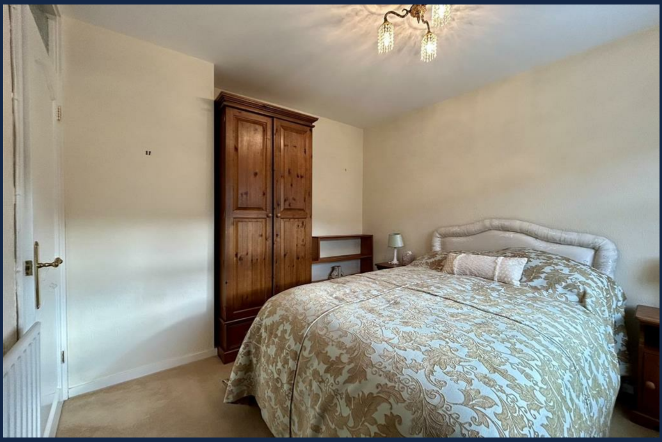
On Oxenton Croft, Halesowen, this delightful semi-detached home offers three well-proportioned bedrooms, perfect for families. Oxenton Croft is a lovely neighbourhood, known for its friendly community and proximity to local amenities. Residents can enjoy nearby parks, shops, and schools, making it an excellent choice for families or those looking to settle in a vibrant area.

One of the standout features of this property is the ample parking available for multiple vehicles and a garage. Inside, the property comprises of a reception room, with access to the first floor and door into the kitchen-diner, conservatory which can be accessed from the kitchen diner via a lockable sliding double glazed door. Upstairs are three bedrooms and a family bathroom. The garden offers patio and a variety of shrubs and trees.

In summary, this home in Halesowen presents a wonderful opportunity for anyone seeking a comfortable and practical home. With its three bedrooms, spacious reception room, and convenient parking, it is sure to appeal to a wide range of buyers. LEASEHOLD - FREEHOLD UPON COMPLETION.






Approach
Via a block paved driveway with stone chipping borders and a variety of shrubs, access to garage, double glazed obscured stained glass door into entrance porch.

Entrance porch
Double glazed window to side, central heating radiator, glass door to reception room.

Reception room 10'9" x 14'9" (3.3 x 4.5)
Double glazed window to front, central heating radiator, dado rail, fireplace and surround, open beams, stairs to first floor accommodation, door to kitchen diner.

Kitchen diner 8'10" x 18'8" (2.7 x 5.7)
Double glazed obscured door to side, double glazed sliding door into conservatory, two central heating radiators, wall and base units with roll top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for fridge freezer, space for washing machine, integrated oven with hob over and extractor, under stairs storage cupboard which has power and space for an appliance (currently housing a tumble dryer), double glazed window to rear.

Conservatory 5'10" x 8'6" (1.8 x 2.6)
Double glazed windows to rear and side, double glazed double opening doors to rear garden.

First floor landing
Double glazed window to side, loft access, doors into bedrooms, bathroom and airing cupboard.

Bedroom one 107'11" x 13'1" (32.9 x 4.0)
Double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom two 9'10" x 10'5" (3.0 x 3.2)
Double glazed window to rear, central heating radiator.

Bedroom three 8'6" x 8'6" (2.6 x 2.6)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to rear, double glazed obscured window to side, bath with mixer tap and electric shower over, pedestal wash hand basin with mixer tap, low level flush w.c.

Rear garden
Slabbed patio, stone chippings, further circular patio, raised beds with a variety of shrubs and trees.

Garage 8'2" x 16'4" (2.5 x 5.0)
Up and over garage door, power, gas meter and fuse box.

Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. The lease is 99 years from 25th March 1973. The property will be freehold on completion

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 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.

Grove.
FIND YOUR HOME

Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk