

# Grove.

FIND YOUR HOME



18 Ashfield Grove  
Halesowen,  
West Midlands  
B63 4LH

Offers Over £335,000



Located on the popular Ashfield Grove in Halesowen, this modern semi-detached home presents an excellent opportunity for families. The surrounding area is well regarded for its convenient local amenities, including a Tesco Express, highly regarded schools, and nearby parks - making it a superb setting for comfortable family living. From the rear bedroom, the property also benefits from far-reaching views of the picturesque Clent Hills.

Built in 2015, the home showcases contemporary design throughout. To the front, a block-paved driveway provides off-road parking, complemented by gated access leading into the garden. Inside, the entrance hall opens into a cosy reception room, complete with an electric log-burner-effect fire and a useful under stairs storage cupboard. The modern kitchen-diner offers an ideal space for family meals and entertaining, featuring double doors that open directly onto the garden, creating a seamless indoor-outdoor living experience.

Upstairs, the property offers three well-proportioned bedrooms, including a principal bedroom with an en suite shower room, along with a stylish family bathroom. The rear garden has been thoughtfully landscaped for easy maintenance and includes a dedicated home office - perfect for remote working or additional living space.

With its practical layout, modern finishes, and highly desirable location, this property is sure to attract considerable interest. Don't miss the chance to view this lovely home and imagine your future in this welcoming neighbourhood. EPC=C







#### Approach

Via a block paved driveway with stone chipping border, double glazed obscured door into entrance hall.

#### Entrance hall

Central heating radiator, stairs to first floor accommodation, door into reception room.

Reception room 15'5" x 13'9" max 12'5" min (4.7 x 4.2 max 3.8 min)

Double glazed window to front, central heating radiator, coving to ceiling, feature electric fire, door to under stairs storage and door to kitchen diner.

Kitchen diner 10'5" x 17'0" (3.2 x 5.2)

Double glazed window to rear, double glazed French doors to rear, inset ceiling light points, central heating radiator, door into downstairs w.c., high gloss wall and base units with roll top surface over, splashback tiling to wall, one and a half bowl basin sink with mixer tap and drainer, integrated washer dryer, integrated dishwasher, integrated fridge freezer, integrated oven, gas hob, extractor, central heating boiler,

#### Downstairs w.c.

Double glazed obscured window to side, central heating radiator, wash hand basin with mixer tap and splashback tiling, low level flush w.c.

#### First floor landing

Double glazed window to side, loft access with ladder, doors into three bedrooms and family bathroom.











Bedroom one 12'1" min 13'9" max x (3.7 min 4.2 max x )  
Double glazed window to rear, central heating radiator, double opening doors to a built in wardrobe, door to en-suite.

En-suite  
Double glazed obscured window to rear, central heating towel rail, half height tiling to walls, vanity wash hand basin with mixer tap, corner shower cubicle and low level flush w.c.

Bedroom two 12'5" x 8'10" (3.8 x 2.7)  
Double glazed window to front, central heating radiator.

Bedroom three 8'2" x 9'6" (2.5 x 2.9)  
Double window to front, central heating radiator, cupboard for storage which has the stair bulk head in.

Bathroom  
Double glazed obscured window to side, central heating towel rail, wash hand basin with mixer tap, low level flush w.c. and half height tiling to walls.

Rear garden  
Slabbed patio leading to side access to front, lawn, out house/home office.

Out house  
Two double glazed windows to front, double glazed door.

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 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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