

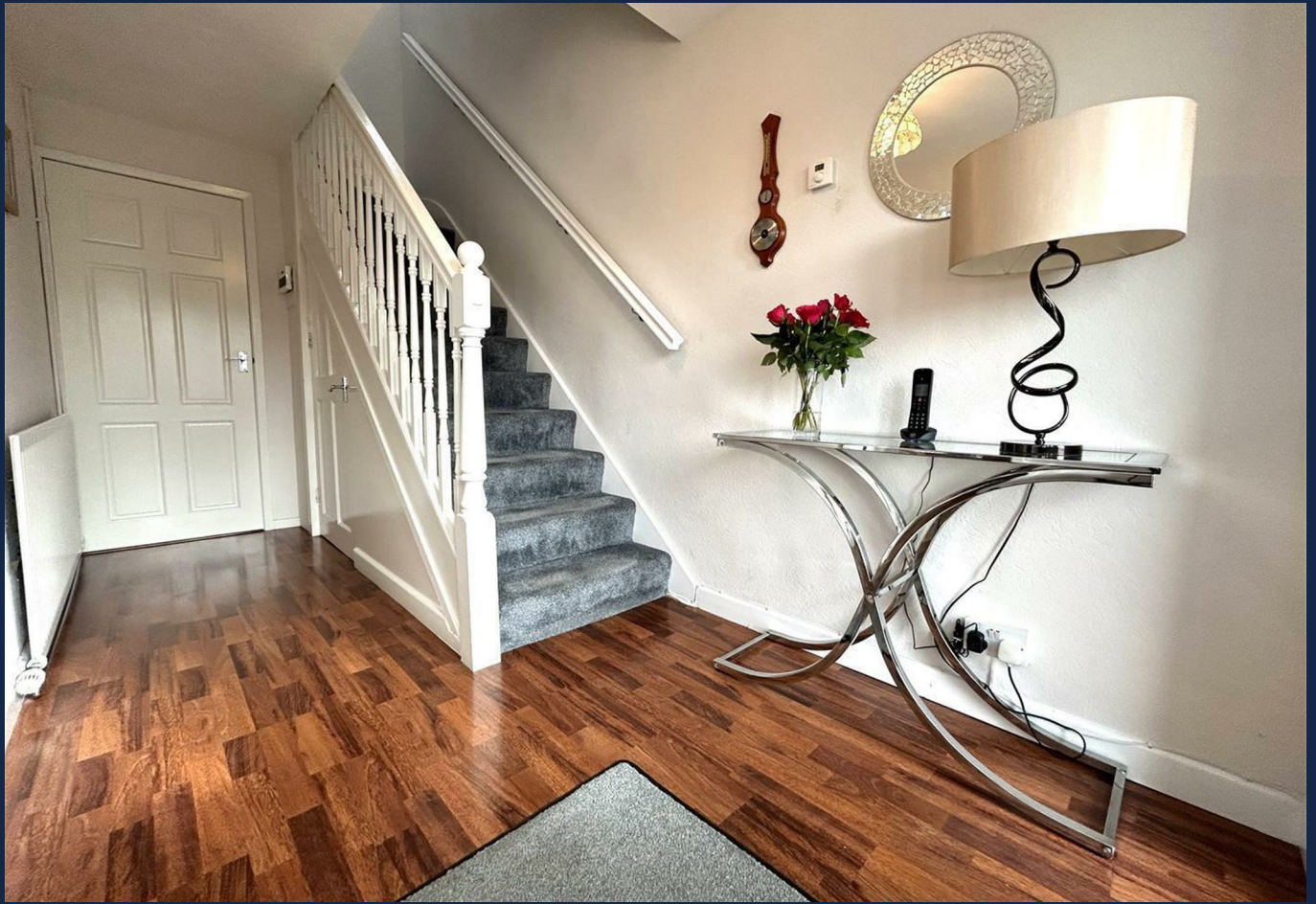
Grove.

FIND YOUR HOME



2a Tanhouse Lane
Halesowen,
West Midlands
B63 2JF

Offers In The Region Of £300,000



Grove Properties are proud to present a three bedroomed detached family home offering spacious accommodation throughout. The property comprises of entrance porch, lounge, dining room, kitchen/breakfast room, conservatory with far reaching views, three bedrooms, family bathroom, rear garden and two garages offering two further storage rooms. Internal viewings highly recommended. JH 15/6/26 V1







Approach

Via tarmac driveway providing parking and access to two garages, side gate access to rear via both sides of property, fore garden with planted beds and steps to:

Entrance porch

Double glazed panelled composite front door to:

Entrance hall

Central heating radiator, door to under stairs storage cupboard housing central heating boiler, doors radiating to lounge and kitchen, stairs to first floor accommodation.

Lounge 12'5" x 12'9" (3.8 x 3.9)

Coving to ceiling, double glazed box bay window to front, central heating radiator, feature electric fireplace with hearth.

Dining room 11'3" x 11'5" (3.4 x 3.5)

Coving to ceiling, central heating radiator, double glazed patio doors to rear.

Breakfast kitchen 18'4" x 8'10" min 9'2" max (5.6 x 2.7 min 2.8 max)

Dual aspect double glazed window to rear and side, part tiled walls, tiled floor, stainless steel sink with mixer tap and drainer, plumbing for washing machine, space for dryer, dishwasher, fridge and freezer, built in storage cupboard, space for wine rack, breakfast bar area, double glazed obscured door to conservatory.













TOTAL FLOOR AREA : 1745 sq.ft. (162.1 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.
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Conservatory 7'10" x 8'10" (2.4 x 2.7)

Dual aspect double glazed window to rear and side, double glazed door to rear, central heating radiator.

First floor landing

Double glazed window to side, access to loft, doors radiating to:

Bedroom one 12'5" x 10'2" (3.8 x 3.1)

Double glazed window to front, central heating radiator.

Bedroom two 11'5" x 8'6" excluding wardrobe (3.5 x 2.6 excluding wardrobe)

Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom three 8'10" x 8'10" (2.7 x 2.7)

Double glazed window to front, central heating radiator, fitted wardrobes, stair bulk head. Please note that there is limited floor space in this room due to the stair bulk head.

Bathroom

Double glazed obscured window to rear, central heating radiator, part tiled walls, corner panelled bath with mixer tap over, shower cubicle with mixer tap and drench shower head over and additional hand held shower, low level flush w.c., pedestal wash hand basin, wall mounted storage cupboard.

Rear garden

Stone chipping patio area, block paved borders, raised wall boundaries, lawn, garden shed to rear, steps down to slabbed patio area, mature shrubs, access to front via both sides of the property.

Garage one 24'3" x 12'9" (7.4 x 3.9)

Up and over door, work bench, lighting and electrics, double opening doors to two storage rooms.

Store one 13'9" x 5'9" (4.2 x 1.8)

Lighting and electrics.

Store two 9'10" x 5'10" (3.0 x 1.8)

Lighting and electrics.

Garage two 24'11" x 9'6" (7.6 x 2.9)

Electric opening doors, three double glazed windows to side, lighting and electrics.

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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