

Grove.

FIND YOUR HOME



41 Furnace Hill
Halesowen,
West Midlands
B63 3LY

Offers In The Region Of £265,000



An impressive extended 3 bedroomed semi detached family home. Thoughtfully modernised by the current owners. Furnace Hill offers fantastic living space with an ideal entertaining environment whilst being located in a highly sought after area of Halesowen. Further benefitting from being well placed for popular local schools, good transport links, and near to an abundance of local shops and amenities.

The layout of the property comprises of Entrance porch opening through hallway, a ground floor shower room/ WC, and a truly impressive open plan kitchen/ diner that flows through to a delightful living area that offers access via patio doors to the rear garden. Heading upstairs are two good sized double bedrooms, a generous third bedroom, and a modern bathroom, is a landscaped garden offering various seating areas, mature borders and a private aspect.

At the front of the property is ample off road parking for 2 -3 vehicles over the block paved driveway. AF 18/9/25 V1 EPC=C







Approach

Via block paved driveway to frontage, access to rear garden, external spotlights down side of property and access to composite front door with double glazed inserts, double glazed windows to either side.

Entrance porch

Giving access into entrance hall.

Entrance hall

Two ceiling light points, stairs to first floor accommodation, two central heating radiators, wood effect kardean flooring, access to ground floor shower room.

Downstairs shower room

Double glazed window to front, two ceiling light points, central heating towel radiator, double shower cubicle with tiling to walls, wash hand basin, tiled splashbacks, low level w.c., wood effect kardean flooring.

Open plan kitchen/dining area 13'9" max 6'10" min x 36'8" max 30'2" min (4.2 max 2.1 min x 11.2 max 9.2 min)

Double glazed door to side in the kitchen area with further double glazed windows to side, double glazed patio door to rear garden with double glazed windows to either side of the door, ceiling light points, spotlights to kitchen area, wall lighting, two central heating radiators, kardean wood effect flooring, wall and base units, built in microwave and oven, induction hob, extractor, space for fridge freezer, storage, wood effect work surface, one and a half bowl sink and drainer, space for washer dryer and dishwasher.









Dining area

Under stairs storage/pantry, further storage with wine rack, air conditioning unit.

First floor landing

Ceiling light point, loft access with pull down ladder and light point, airing cupboard with shelving, doors radiating to:

Bedroom one 11'1" excluding wardrobe x 10'2" (3.4 excluding wardrobe x 3.1)

Two double glazed windows to front, ceiling light point, central heating radiator, built in wardrobes and storage.

Bedroom two 7'10" x 12'1" (2.4 x 3.7)

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

Bedroom three 5'10" x 9'2" (1.8 x 2.8)

Double glazed window to rear, ceiling light point, central heating radiator, storage unit.

Bathroom

Shower cubicle, two double glazed obscured windows to side, ceiling light point, central heating towel radiator, half tiling to walls, vanity unit with low level w.c. and storage, laminate flooring.

Rear garden

Side access via gate, external lighting and tap, block paving seating area, steps with rail down to garden, to the rear of the garden is a slabbed area housing shed with electric lighting and power, gravelled area, raised borders and astro turf lawn.

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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