

# Grove.

FIND YOUR HOME



31 Moyle Drive  
Halesowen,  
West Midlands  
B63 2XR

Offers In The Region Of £250,000



#### CASH BUYERS ONLY

Situated at the end of a quiet cul de sac on Moyle Drive, Halesowen, this beautifully presented detached three-bedroom home offers spacious and well-maintained accommodation, ideal for modern family living. Located in a friendly residential neighbourhood, the property is within easy reach of Cradley Heath railway station, local schools and Haden Hill Park, providing an excellent balance of convenience and peaceful surroundings.

To the front, the property benefits from a generous block paved driveway providing ample off road parking. The accommodation comprises a welcoming entrance hall with doors leading to the converted garage/play room, a front facing lounge and a convenient downstairs WC. To the rear of the property, the dining and kitchen area both enjoy far reaching views, creating a pleasant space for entertaining and family meals. A useful utility area is located at the rear of the converted garage and provides direct access to the rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the tiered rear garden has been thoughtfully landscaped and features a paved patio, a lawn with sleeper edged flower beds, a variety of established shrubs and steps leading down to a lower stone chipped area with a garden shed. JH 6/8/26 V1







#### Agents note

This property is being offered to cash buyers only due to an issue relating to the right hand side of the rear garden retaining wall. Prospective purchasers are advised to make their own enquiries and satisfy themselves as to the condition of the retaining wall and any remedial works that may be required.

The seller is aware that Japanese knotweed has previously been identified on neighbouring land. A Japanese Knotweed Management Plan is available and prospective purchasers are advised to review the documentation and make their own enquiries.

#### Approach

Via a block paved driveway, double glazed front door leads to entrance hall.

#### Entrance hall

Stairs to first floor accommodation, central heating radiator, doors to dining room, lounge and w.c.

#### Downstairs w.c.

Double glazed obscured window to the side, low level flush w.c., vanity style wash hand basin with mixer tap.

#### Dining room 12'1" x 7'6" (3.7 x 2.3)

Double glazed bow window to front, central heating radiator, loft access and door to utility.

#### Utility 5'6" x 7'6" (1.7 x 2.3)

Double glazed obscured window to rear, central heating radiator, sink with mixer tap, space for washing machine, tumble dryer and fridge freezer.









Lounge 12'9" x 12'1" (3.9 x 3.7)

Double glazed bow window to front, coving to ceiling, central heating radiator, feature electric fire and surround, door way into the diner.

Diner 7'10" x 9'10" (2.4 x 3.0)

Double glazed sliding patio door to rear, central heating radiator, coving to ceiling, door way into the kitchen.

Kitchen 6'10" x 9'6" (2.1 x 2.9)

Double glazed window to rear, wall and base units with roll top work surface over, splashback tiling to walls, oven, gas hob, extractor, sink with mixer tap, integrated slim line dishwasher.

First floor landing

Double glazed window to side, loft access, door to airing cupboard over the stair bulk head, further doors leading to bedrooms and bathroom.

Bathroom

Double glazed obscured window to front, central heating radiator, low level flush w.c., vanity style wash hand basin with mixer tap, bath with mixer tap and electric shower over.

Bedroom one 11'9" x 8'6" (3.6 x 2.6)

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

Bedroom two 8'6" x 8'6" (2.6 x 2.6)

Double glazed window to front, central heating radiator.

Bedroom three 6'6" x 8'10" (2.0 x 2.7)

Double glazed window to rear, central heating radiator.

Garden

Slabbed patio area with sleeper borders to lawn, stone chipping beds with a variety of shrubs and gated entrance to lower tier with shed and patio. Side access to the front.

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.

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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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