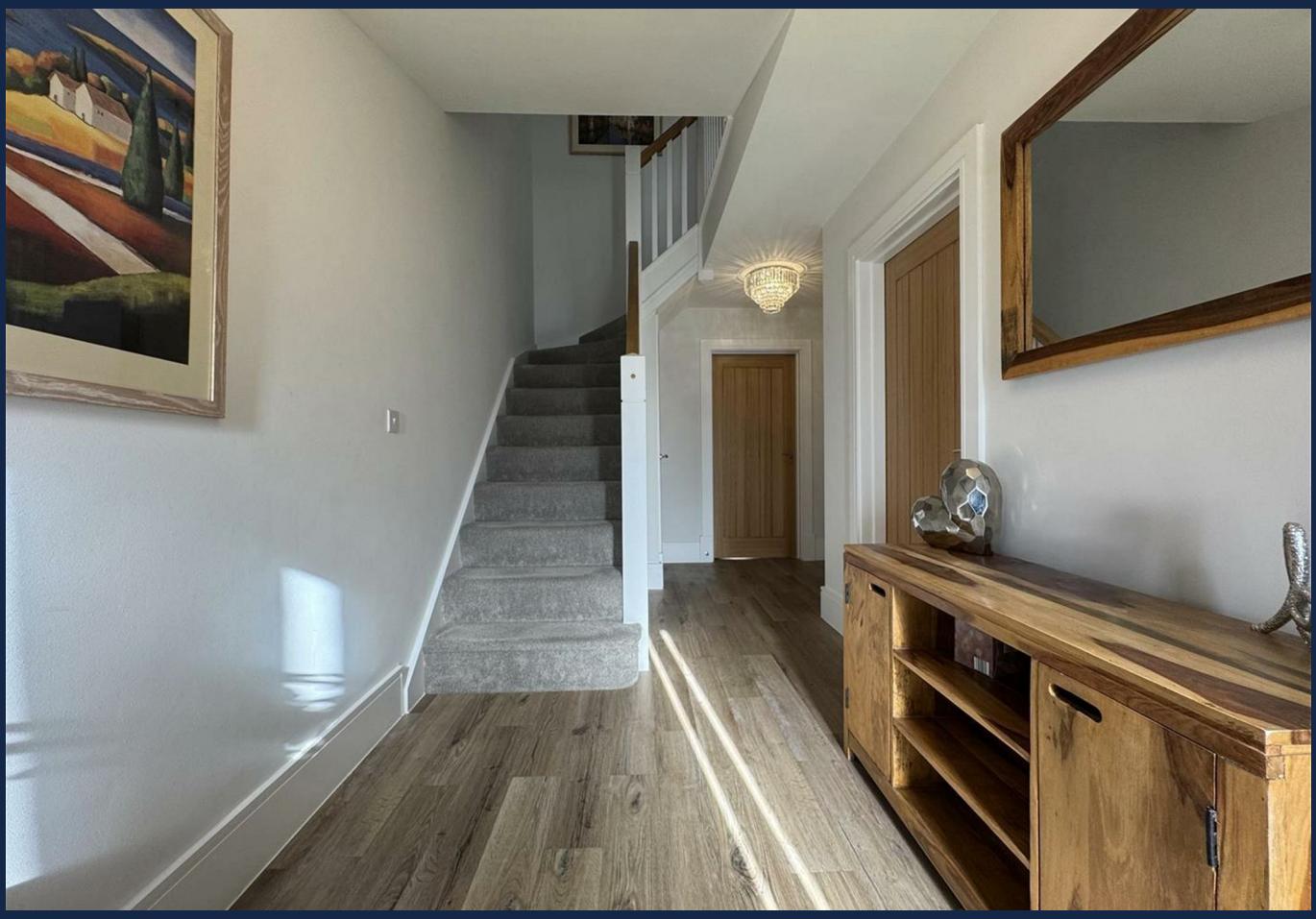
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FIND YOUR HOME



17 White Canons Walk
Halesowen,
West Midlands
B62 8ET

Offers In Excess Of £529,950



Located within the recent Spitfire development in Halesowen, this home is characterised by its statement modern design and swathes of surrounding green countryside, this contemporary residences is created for those who value a better quality of life.

The Penrose is a stylish four bedroom detached home blending social, open plan dining and family areas with more private, cosy living spaces. On the ground floor there is an open plan kitchen/dining room, utility, separate living room and cloakroom. On the first floor there is a master bedroom with en-suite shower room, three further bedrooms and a family bathroom.

Some key specifications include:

- A stylish and contemporary interior specification.
- Latest in air-source heat pump technology.
- Electric vehicle charging point for every home.
- Underfloor heating to the ground floor with thermostatically controlled radiators to first floor (where applicable)
- Bespoke designer kitchen.
- Oak-finish internal doors with chrome ironmongery.

Spitfire Homes is an award-winning homebuilder with a proven track record for creating design-led, sustainable properties across the Midlands. Whether presenting a deliberate contrast or seamlessly tying in with the local vernacular, the combination of quality materials, striking architectural detail and carefully considered layouts enables Spitfire to create places that people want to call home. JH 26/10/2026 EPC=B




















Approach
Via a private driveway, side door to the utility, front door leading to the entrance hall, under floor heating throughout the ground floor, stairs to first floor accommodation, door to under stairs storage cupboard and doors into the kitchen diner, lounge and downstairs w.c.

Lounge 13'9" x 13'9" (4.2 x 4.2)
Two double glazed windows to front with noise reduction device.

Downstairs w.c.
Pedestal wash hand basin with mixer tap, half height tiling to walls, low level flush w.c.

Kitchen diner 20'11" x 12'5" (6.4 x 3.8)
Double glazed French doors to rear, two double glazed windows to either side, double glazed window to rear with noise reduction device, wall and base units with square top wood effect surface over, stainless steel sink with mixer tap and drainer, integrated dishwasher, double oven and fridge freezer, door into the utility.

Utility 6'2" x 5'10" (1.9 x 1.8)
Double glazed door to the side, wall and base units with square top surface over, space for washing machine and tumble dryer.

First floor landing
Loft access, central heating radiator, airing cupboard and doors into four bedrooms and family bathroom.









Bedroom four 8'10" x 9'2" (2.7 x 2.8)
Double glazed window to front, central heating radiator.

Bedroom one 10'5" x 11'9" (3.2 x 3.6)
Two double glazed windows to front with noise reduction device. vertical central heating radiator, door to the en-suite.

En-suite
Vertical electric towel rail, low level flush w.c., wash hand basin with mixer tap and shower.

Bathroom
Double glazed obscured window to the side, vertical electric towel rail, low level flush w.c., floating wash hand basin with mixer tap and shower.

Bedroom two 10'5" x 13'1" (3.2 x 4.0)
Double glazed window to rear, central heating radiator.

Bedroom three 11'1" x 10'2" (3.4 x 3.1)
Double glazed window to rear, central heating radiator.

Garage 20'4" x 10'9" (6.2 x 3.3)
Up and over garage door, power and housing the fuse box.

Rear garden
Patio area, bordered by stone chippings and lawn area.

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. There is a £250.00 charge payable towards the maintenance of the private driveway, paid once a year.

Council Tax Banding
Tax Band is E

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

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