

Grove.

FIND YOUR HOME



88 George Road
Halesowen,
West Midlands
B63 4DF

Offers In The Region Of £220,000



Welcome to this modern, well-appointed 3-bedroom house located on George Road, in the popular town of Halesowen. Close to excellent schools and local amenities also being offered with no upward chain!

This well-presented and spacious home is arranged over three levels, offering a practical and versatile layout ideal for modern living. Upon entry, the welcoming entrance hall provides access to a convenient W.C., a well-equipped kitchen and a lounge, perfect for family relaxation.

The first floor features three well-proportioned bedrooms along with a contemporary family shower room. The master bedroom boasts a private staircase leading to a mezzanine floor, complete with a storage closet and a stylish en-suite shower room.

Externally, the property benefits from having off road parking for one vehicle, secure rear garden, ideal for outdoor dining. Residents have access to a communal parking area, ensuring convenient parking for guests. JE V1 01/10/2025 EPC=C







Approach

Via wrought iron rails, tarmacadam shared driveway, stone chipping borders, slabbed pathway to composite front door, one private parking space and a visitor space.

Entrance hall

Double glazed window to side, central heating radiator, stairs to first floor accommodation, doors to kitchen, lounge and w.c.

Lounge 12'1" max 9'10" min x 14'1" max 7'2" min (3.7 max 3.0 min x 4.3 max 2.2 min)

Double glazed double doors to rear, double glazed window to side, central heating radiator, t.v. point, feature fireplace.

Kitchen 11'9" x 7'10" max 6'10" min (3.6 x 2.4 max 2.1 min)

Double glazed window to front, central heating radiator, spotlights to ceiling, integrated fridge freezer, oven, wall and base units, complementary surfaces over, extractor fan, space for washer and dryer, one and a half bowl stainless steel sink and drainer with mixer tap, tiled splashbacks, tiled floor.

Downstairs w.c.

Double glazed obscured window to side, central heating radiator, pedestal wash hand basin, tiled splashbacks, low level flush w.c.











First floor landing

Double glazed window to side, central heating radiator, doors to three bedrooms and shower room.

Bedroom one 14'5" max including stairs 10'9" min x 9'6" min (4.4 max including stairs 3.3 min x 2.9 min)
Two double glazed windows to front, central heating radiator, stairs to mezzanine floor.

Mezzanine floor

Central heating radiator, double glazed window to side, doors to airing cupboard, central heating boiler and shower room.

En-suite shower room

Spotlights to ceiling, central heating radiator, part tiled walls, low level flush w.c., pedestal wash hand basin, shower cubicle.

Bedroom two 8'6" x 7'2" (2.6 x 2.2)

Double glazed window to rear, central heating radiator.

Bedroom three 9'10" x 6'6" (3.0 x 2.0)

Double glazed window to rear, central heating radiator.

Shower room

Ceiling light point, wash hand basin with mixer tap and storage beneath, low level flush w.c., shower cubicle with drench shower head over.

Rear garden

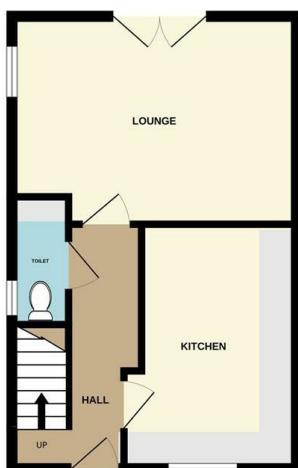
Slabbed patio area, lawn with plant bed borders, rear gate access to car parking, fence and brick boundary.

Tenure

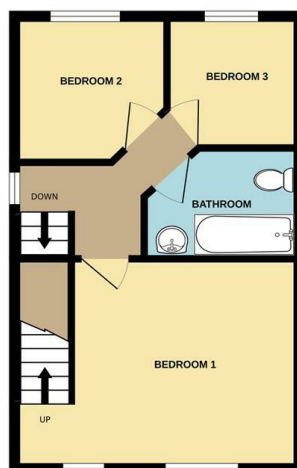
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the property has 999 year lease from the 1/1/2008 and the service charge is around £264 per year which is split into 2 payments January & July.



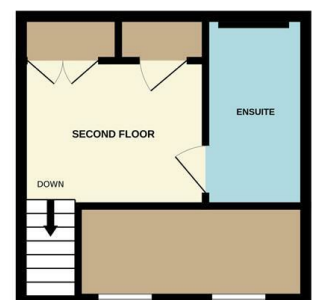
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Council Tax Banding Tax Band is B

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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