

Grove.

FIND YOUR HOME



43 Meadowbrook Road
Halesowen,
West Midlands
B63 1AG

Offers Over £325,000



A fantastic opportunity to purchase a truly well presented 3 bedroomed semi detached Mucklows property. Located in a highly desirable location in Halesowen. Situated on Meadowbrook this impressive family home is ideally placed for access to good local schools, near to an abundance of local shops and amenities, in close proximity to Clent Hills, and offering great transport links access.

The layout in brief comprises of Entrance porch, hallway, a spacious front reception room with feature fireplace and bay window, a delightful lounge with feature fire, a well appointed kitchen which flows nicely through to utility room and ground floor WC. The utility room also offers internal access into the garage/store. Heading upstairs is a pleasant landing, two good sized double bedrooms, a generous third bedroom and a well proportioned house bathroom featuring separate bath and shower.

Externally the property offers ample off road parking over the tarmac driveway, access to the garage store, and a side access gate leading to rear gate. At the rear of the property is a truly impressive landscaped garden with paved seating area near to property, large lawned area and an additional decked seating area to ensure you capture the sun throughout the day. AF 15/8/25 V2 EPC=C







Approach

Via good sized driveway offering parking for numerous vehicles, block paved edging, gravelled area, side access to rear.

Porch

Double glazed patio door to porch, two spotlights, front door leading entrance hall.

Entrance hall

Ceiling spotlights, central heating radiator, wood effect flooring, stairs to first floor accommodation, under stairs storage cupboard with lighting.

Dining room 11'5" x 10'9" min 12'9" max into bay (3.5 x 3.3 min 3.9 max into bay)

Double glazed bay window, ceiling spotlights, coving to ceiling, central heating radiator, wood effect flooring, feature fireplace with stone hearth.

Lounge 11'5" x 10'9" (3.5 x 3.3)

Double glazed patio door to rear garden with double glazed windows to either side, ceiling light point, central heating radiator, feature electric fire with oak mantel.











Kitchen 13'5" x 6'10" min (4.1 x 2.1 min)

Double glazed windows to rear, double glazed door, wall and base units, wood effect work top, one and half bowl sink with and drainer, gas hob, extractor, built in dishwasher, vertical central heating radiator, vinyl tile effect flooring, built in double oven.

Utility area 7'2" x 7'2" (2.2 x 2.2)

Ceiling spotlights, central heating boiler, wall and base units, wood effect work top, stainless steel sink, space and plumbing for washing machine, space for fridge freezer, central heating radiator.

Ground floor w.c.

Double glazed obscured window to side, ceiling spotlights, half tiled wall, central heating towel radiator, low level w.c., wash hand basin with vanity unit, tiled flooring.

Garage/store 7'6" x 4'3" (2.3 x 1.3)

Split opening door to front and lighting.

First floor landing

Ceiling light point, doors radiating to bedrooms and bathroom.

Bedroom one 11'5" x 10'9" min 13'5" max into bay (3.5 x 3.3 min 4.1 max into bay)

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

Bedroom two 11'5" x 11'1" (3.5 x 3.4)

Double glazed window to rear, loft access hatch with ladders, ceiling light point, central heating radiator.

Bedroom three 7'10" x 7'10" (2.4 x 2.4)

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

Bathroom

Double glazed obscured window to rear, ceiling light point, extractor, bath, shower cubicle with shower over, half tiled wall, low level w.c., wash hand basin, vinyl tiled flooring, central heating towel radiator.





Rear garden

Good sized paved seating area, sleeper steps up to lawned area with mature borders, further lawn area to the rear with raised decked seating area and space for shed.

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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