

Grove.

FIND YOUR HOME



37 Fallowfield Road
Halesowen,
West Midlands
B63 1BZ

Offers In The Region Of £365,000



A well presented and thoughtfully improved 3 bedrooms semi detached family home. Fallowfield Road is a highly desirable location of Halesowen. Benefitting from being well placed for access to local shops and amenities, good transport links, and near to very popular local schools.

The layout in brief comprises of Entrance Porch, hallway, a front facing dining area, a spacious lounge with feature fireplace, a ground floor WC, and the kitchen located at the rear of the property. Coming off the back of the kitchen is a flexible reception space currently used as a music room/ office. Heading upstairs is a pleasant landing, two good sized double bedrooms, a generous third bedrooms and the house bathroom that benefits from separate bath and shower units.

Externally the property offers ample off road parking, garage which has been improved to house utility space, boiler, and ample sockets. At the rear of the property is an impressive landscaped garden with multiple seating areas, pond, vegetable patches and mature boarders.

This property must be seen to be appreciated. AF 1/1/26 V2 EPC=C







Approach

Via tarmac driveway, fore garden with flower borders, gate to rear, access to garage and double glazed sliding door into porch.

Porch

Further double glazed door with obscured panels to side accessing the hallway.

Entrance hall

Internal access to garage, central heating radiator, ceiling light point, stairs to first floor accommodation, wood effect laminate flooring.

Dining room 11'5" x 9'6" into bay (3.5 x 2.9 into bay)

Double glazed bay window to front, central heating radiator, ceiling light point, wood effect laminate flooring.

Lounge 11'5" x 15'5" (3.5 x 4.7)

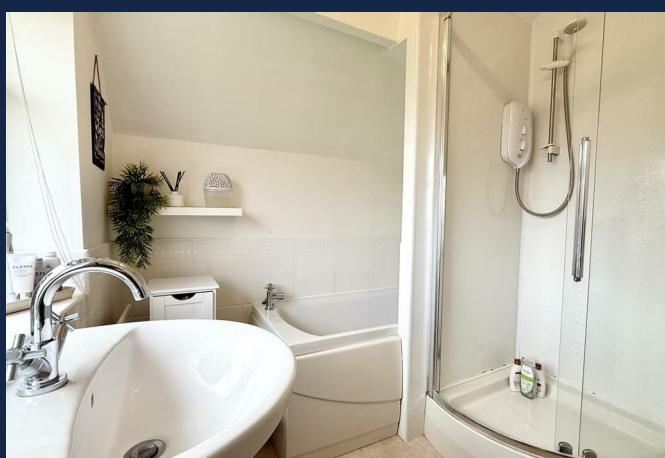
Double glazed sliding door to rear garden, twin hung lighting, central heating radiator, feature log burner with stone hearth, wood effect laminate flooring.

Ground floor w.c.

Half tiled wall, low level w.c., wash hand basin, vinyl tiled flooring.











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

Double glazed window to rear, ceiling spotlights, range of wall and base units with wood effect work top, space for cooker, stainless steel sink and drainer, space for washing machine, central heating radiator, tiled walls, wood effect vinyl flooring, access to rear reception room children's playroom/ground floor office.

Palyroom/ office 7'2" x 14'1" (2.2 x 4.3)

Double glazed window to front and rear, access to side, double glazed doors, vinyl tiled effect flooring.

First floor landing

Ceiling light point, loft access hatch to boarded loft space.

Bedroom one 11'1" into wardrobe x 13'5" into bay (3.4 into wardrobe x 4.1 into bay)

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

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

Double glazed window to rear with far reaching views, ceiling light point, central heating radiator.

Bedroom three 9'6" x 7'10" min 12'1" max (2.9 x 2.4 min 3.7 max)

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

Bathroom

Double glazed obscured window, ceiling light point, bath, shower cubicle, half tiled walls, low level w.c., wash hand basin, central heating towel radiator, vinyl flooring.

Garage 7'6" x 15'8" (2.3 x 4.8)

Split opening door, utility area to rear with plumbing for washing machine and electrics, strip lighting, fuse board, vinyl flooring, central heating boiler.

Rear garden

Paved seating area, step up to lawned area with further steps to second lawn area all with planted borders, fish pond, raised vegetable patch, space for greenhouse and 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 D

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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