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3 Greenleas Gardens
Halesowen,
West Midlands
B63 3HE

Offers In The Region Of £450,000



Offered for sale with NO ONWARD CHAIN! A truly impressive detached bungalow situated in a quiet cul de sac location in the heart of Halesowen. Greenleas Gardens is ideally placed for access in to the town centre, good transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance into the L shaped hallway, spacious house bathroom with extended shower with seating, an impressive lounge which flows through to the kitchen/diner with rear access to the garden provided off the dining area. Heading back down the hallway you have access to the main bedroom which features built-in storage and w.c. with potential to be put back to a shower room, a further bedroom and access into the dining room which flows through to the conservatory. This conservatory takes advantage of the garden aspect and is a perfect place for a morning coffee.

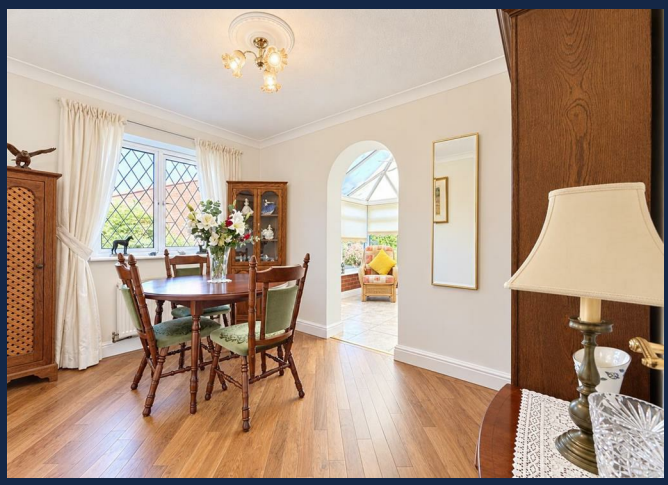
Externally the property offers ample off road parking over the block paved driveway, garage access and a side access to the garden. At the rear of the property is a mature garden with multiple seating areas, a paved shed area and rear access into the garage. AF 8/10/26 V1 EPC=D




















Approach
Via driveway, communal block paved area, parking for two vehicles, entrance to garage, side access gate to garden, composite front door with double glazed obscured inserts into the entrance hallway.

Entrance hall
Ceiling light point, loft access, coving to ceiling, dado rail, central heating radiator, airing cupboard housing hot water tank, wood effect flooring.

Lounge 13'1" x 14'5" (4.0 x 4.4)
Double glazed window and further window, ceiling light point, ceiling rose, coving to ceiling, dado rail, feature fireplace, central heating radiator.

Kitchen diner 9'6" max 7'2" min x 17'4" max 6'10" min (2.9 max 2.2 min x 5.3 max 2.1 min)
Ceiling spotlights, double glazed window to front, double glazed window to rear, double glazed door to rear, range of wall and base units, stone effect work top, one and a half bowl sink and drainer, induction hob, extractor, oven, microwave oven, built in fridge and freezer, soft close drawers and cupboards, tiled flooring, splashback tiling to walls, central heating radiator.

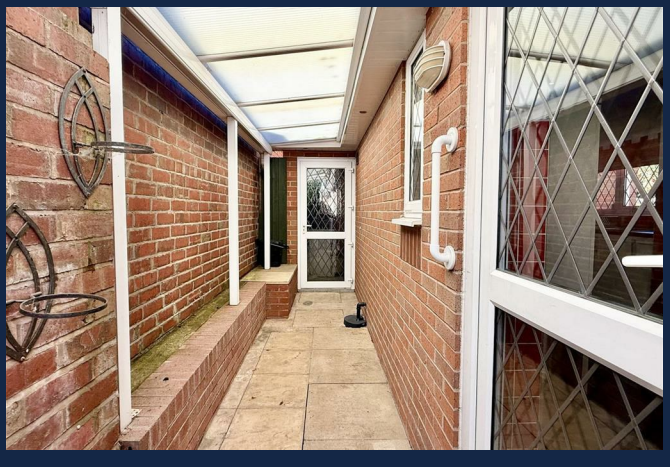
Dining room 11'5" x 7'10" (3.5 x 2.4)
Double glazed window to rear garden, opening to conservatory, ceiling light, ceiling rose, coving to ceiling, central heating radiator, built in storage unit, wood effect flooring.











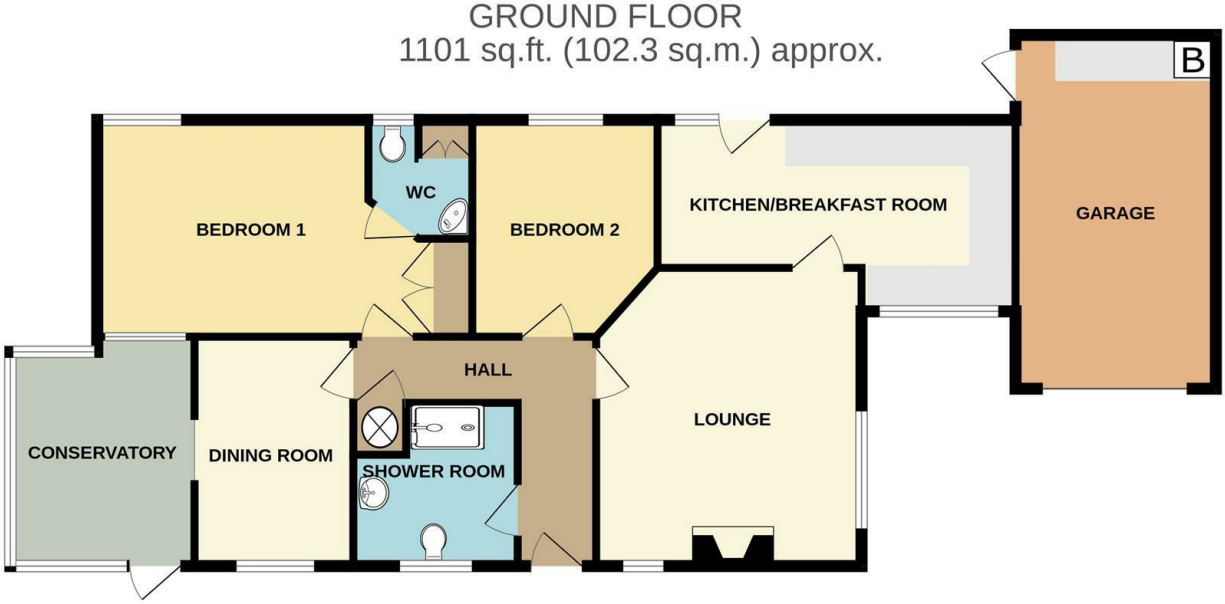








GROUND FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 sq.m.) approx.

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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Conservatory 10'9" x 9'6" (3.3 x 2.9)
Double glazed windows to surround, double glazed door to rear garden, ceiling light with fan, central heating radiator, tiled flooring.

Bedroom one 10'5" x 16'8" excluding wardrobe (3.2 x 5.1 excluding wardrobe)
Double glazed window to rear, double glazed window into the conservatory, ceiling light point, coving to ceiling, two central heating radiators, built in wardrobes, access to:

En-suite
Double glazed window to side, two ceiling spotlights, tiled wall, vinyl tiling to floor, low level w.c. and wash hand basin, central heating towel radiator, storage cupboard.

Bedroom two 9'10" x 10'5" (3.0 x 3.2)
Double glazed window to rear, ceiling light, ceiling rose, coving to ceiling, central heating radiator.

Bathroom
Double glazed obscured window to front, ceiling spotlights, tiled walls, low level w.c. and wash hand basin in vanity unit, shower cubicle with twin head monsoon attachment, central heating towel radiator, tiled flooring.

Rear garden
Side access to front, paved footpath, mature borders to surround, paved seating area with pergola, further mature borders, lawn area and covered area leading to garage, storage shed, door to garage.

Garage 9'10" x 16'0" (3.0 x 4.9)
Up and over door to front, vaulted ceiling, ceiling light, central heating boiler, base unit with sink and drainer, fuse board, double glazed door with obscured glass leading to rear garden.

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 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 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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