

Grove.

FIND YOUR HOME



13 Colley Orchard
Halesowen,
West Midlands
B63 2LA

Offers In The Region Of £185,000

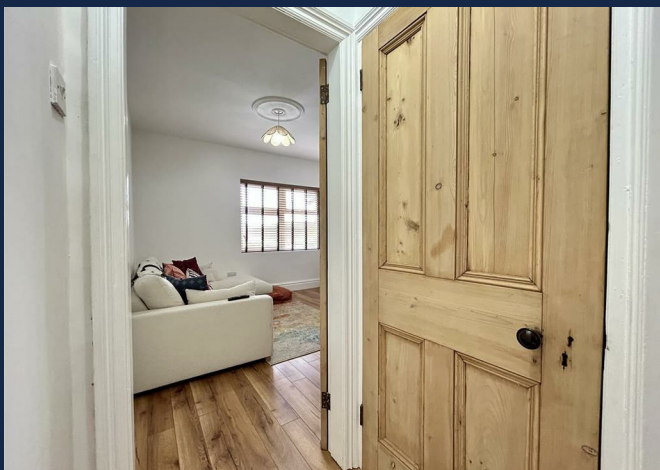
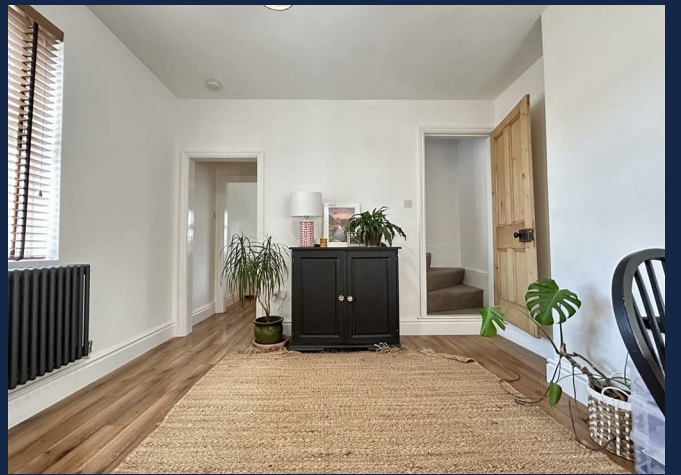


On Colley Orchard, Halesowen, this delightful semi-detached home providing move-in-ready accommodation is a great opportunity for first time buyers. This semi-detached house in Colley Orchard is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood.

The property comprises of an entrance porch, modern kitchen, rear hall, utility, bathroom, two reception rooms, cellar and two bedrooms. The rear offers patio, lawn and an outhouse.

With its appealing features and prime location, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this charming property your new home. JH 9/01/26 V3 EPC=D







Approach

Via a stone chipping frontage with block paved borders to the path leading to the double glazed obscured front door with double glazed obscured window to the side leading into entrance porch.

Entrance porch

Giving access into kitchen.

Kitchen 13'1" x 10'5" (4.0 x 3.2)

Double glazed window to side, vertical central heating radiator, inset ceiling light points, base units, square top surface over, sink wand drainer with mixer tap, splashback tiling to walls, integrated oven and gas hob, extractor, integrated slim line dishwasher, integrated fridge freezer.

Rear hall

Double glazed obscured door to side, bifold wooden doors to utility and downstairs bathroom.

Downstairs bathroom

Double glazed obscured window to rear, vertical central heating radiator, bath and shower over, vanity style wash hand basin with mixer tap, low level flush w.c.

Utility 5'6" x 4'7" (1.7 x 1.4)

Double glazed window to rear, space for washing machine, half height tiling to walls, central heating radiator.









Dining room 10'5" min 11'9" max x 11'9" (3.2 min 3.6 max x 3.6)
Double glazed window to side, double glazed window to rear, ceiling rose, door to stairs and door into inner hall, central heating radiator.

Inner hall
Doors to lounge and cellarette.

Lounge 10'9" min 11'9" max x 11'9" (3.3 min 3.6 max x 3.6)
Double glazed window to front, central heating radiator.

First floor landing
Double glazed window to side, doors to bedrooms.

Bedroom one 12'1" max 10'9" min x 12'1" (3.7 max 3.3 min x 3.7)
Double glazed window to front, central heating radiator.

Bedroom two 11'9" max 10'9" min x 11'9" (3.6 max 3.3 min x 3.6)
Double glazed window to rear, storage cupboard with loft access, central heating radiator.

Rear garden
Block paved patio area with raised lawn and outhouse, side access to front via gate.

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 A

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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