

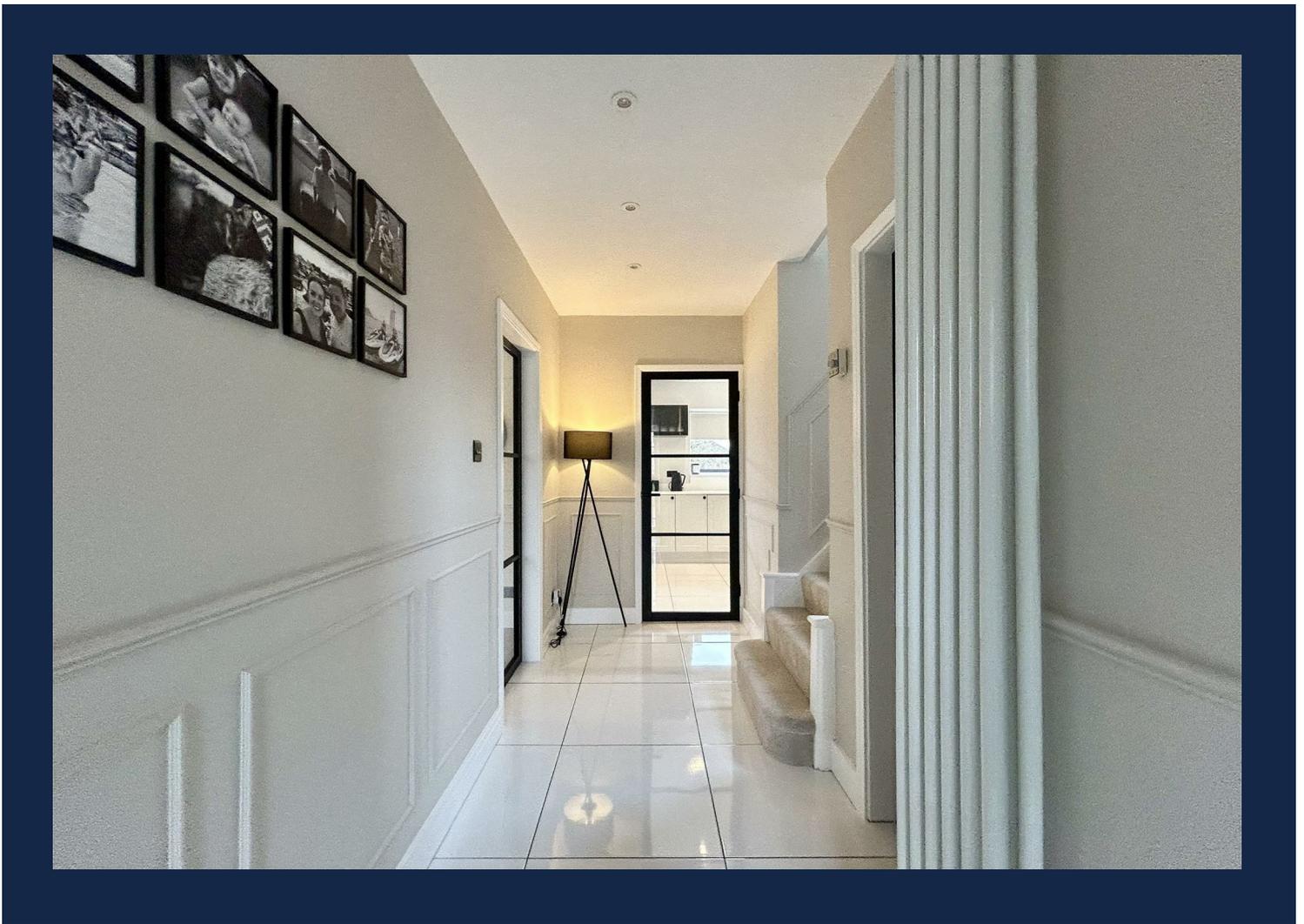
Grove.

FIND YOUR HOME



46 Hagley Road
Halesowen,
B63 1DQ

Offers In The Region Of £450,000



Grove Properties are delighted to bring to the market this well appointed and thoughtfully modernised three bed semi detached family home. Well placed for good transport links, near to very popular local schools and an abundance of local shops and amenities.

The layout in brief comprises of entrance Porch, hallway with access to ground floor WC, stairs to first floor, a spacious lounge with feature log burner, a modern kitchen diner with name brand appliances, breakfast bar and French doors to the rear garden. A side utility room, accessed via the kitchen, leads to the snug, an additional reception room. Upstairs is a spacious landing with pull down loft hatch, three good sized double bedrooms and the modern family bathroom benefitting from separate bath and shower arrangement. Externally the property offers ample off road parking to front for multiple vehicles with access to garage store. At the rear is a pleasant and private garden, ideal for entertaining. The garden features a large patio with steps leading down to a landscaped lawned area with the external office located at the base of the garden. JH 23/02/2026 V1 EPC=C







Side passage

Double glazed obscure door into the side passage which is currently being used as a utility, double glazed door to rear and double glazed door to kitchen, space for white goods, two skylights, double glazed door to snug/study.

Snug/study 9'2" x 7'2" (2.8 x 2.2)

Two double glazed velux skylights.

Approach

Block paved driveway leading to double glazed front door giving access to entrance porch.

Entrance porch

Ceiling light point, door to entrance hall.

Entrance hall

Panelling to walls, vertical central heating Victorian style radiator, doors into under stairs storage/w.c., front reception room and open plan kitchen diner, stairs to first floor accommodation.

Downstairs w.c.

Double glazed obscured window to side, Victorian style radiator, corner wash hand basin with mixer tap and splashback tiling, low level flush w.c.









Front reception room 10'9" min 11'5" max x 17'0" (3.3 min 3.5 max x 5.2)

Double glazed window to front with shutters, panelling to walls, multi fuel log burner, Victorian central heating radiator and double opening glass doors to open plan kitchen diner.

Open plan kitchen diner 24'3" x 8'10" (7.4 x 2.7)
 Double glazed window to rear, double glazed French doors with two double glazed windows to either side, Victorian style central heating radiator, panelling to one wall, base units with square top surface over, double sink with mixer tap and drainer, integrated dishwasher, space for washing machine, space for American style fridge freezer, integrated oven and grill, gas hob, extractor, double glazed door to side passage/utility.

First floor landing

Double glazed obscured window to side, loft access with ladder, panelling to walls, doors into bedrooms and bathroom.

Bathroom

Two double glazed obscured windows to rear, vertical central heating radiator, low level flush w.c., bath with mixer tap, wash hand basin with mixer tap and shower.

Bedroom one 13'1" x 14'5" (4.0 x 4.4)

Double glazed window to front with shutters, Victorian style central heating radiator.

Bedroom two 13'5" x 12'1" (4.1 x 3.7)

Double glazed window to rear with shutters, Victorian style central heating radiator, fitted wardrobes.

Bedroom three 12'5" x 9'10" (3.8 x 3.0)

Double glazed window to front with shutters, Victorian style central heating radiator.

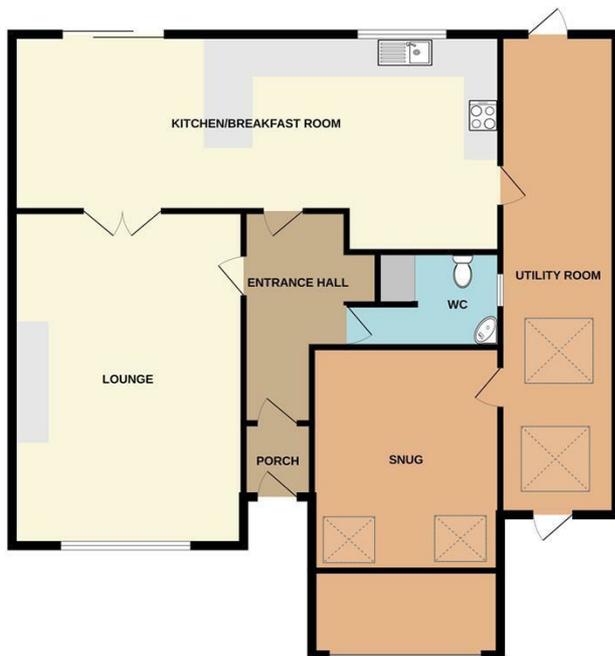
Garden

Slabbed patio with slabbed steps down to the lawn pathway leading through the lawn with raised stone chipping beds. There is also a home office outhouse.





GROUND FLOOR



1ST 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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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 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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