

Grove.

FIND YOUR HOME



12 Heathy Farm Close
Bartley Green,
Birmingham
B32 3PA

Offers In The Region Of £290,000



Beautifully Presented Semi-Detached Home on Heathy Farm Close, Birmingham

Situated in a quiet and friendly neighbourhood, this beautifully maintained semi-detached home on Heathy Farm Close offers a fantastic opportunity for families and professionals seeking comfort, convenience, and a welcoming community atmosphere. Tastefully presented throughout, the property is ready for immediate occupation and perfectly blends practical living with homely charm.

To the front, the property features a neat tarmac driveway providing off-road parking and access to the garage, along with a front porch that leads into a bright and inviting entrance hall. The ground floor offers a spacious through lounge and dining area, ideal for both family time and entertaining, with a door leading directly into the conservatory, a wonderful space to enjoy the garden views all year round. The fitted kitchen is well-appointed and overlooks the rear garden, making it a functional and pleasant area for daily use. Upstairs, the home comprises of three well-proportioned bedrooms, offering versatile accommodation for families, guests, or home office space. A family shower room completes the first floor, providing convenience and contemporary style. The rear garden is a standout feature, beautifully maintained and thoughtfully laid out, it offers a peaceful retreat with mature planting and a door providing access directly into the garage for added practicality.

Located close to a range of local amenities, schools, and green spaces, this property benefits from excellent transport links while still enjoying the peace of a residential area. Whether you're a growing family or a professional looking for your next step, this delightful home offers everything needed for comfortable and convenient living. JH 09/10/2025 EPC=C







Approach

Via tarmacadam driveway with block paved borders and a raised block paved step to the front door leading to entrance porch.

Entrance porch

Double glazed windows to surround and double glazed obscured door into entrance hall.

Entrance hall

Stairs to first floor accommodation, central heating radiator, fuse box, doors to kitchen and reception room.

Reception room 22'3" x 8'10" min 11'5" max (6.8 x 2.7 min 3.5 max)

Double glazed bow window to front, two central heating radiators, coving to ceiling, double glazed door and windows to conservatory.

Conservatory 8'2" x 8'2" (2.5 x 2.5)

Double glazed windows to surround and French doors to garden.

Kitchen 8'6" x 8'2" (2.6 x 2.5)

Double glazed window to rear, double glazed door to rear, wall and base units with roll top surface over and splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for fridge freezer and washing machine, integrated double oven and grill, door into pantry, gas hob, extractor.









First floor landing
Double glazed window to side, loft access with ladder, doors to bedrooms and shower room.

Shower room
Two double glazed obscured windows to front, central heating radiator, cupboard housing central heating boiler, shower with monsoon head over, vanity unit with low level w.c. and wash hand basin with mixer tap.
Agents Note: The stair bulk head is in this room.

Bedroom one 11'5" x 12'1" (3.5 x 3.7)
Double glazed window to front, central heating radiator, fitted wardrobes.

Bedroom two 9'6" x 8'10" (2.9 x 2.7)
Double glazed window to rear, central heating radiator.

Bedroom three 6'10" x 8'10" (2.1 x 2.7)
Double glazed window to rear, central heating radiator, fitted wardrobes.

Rear garden
Slabbed patio, slabbed steps and pathway through the lawn, wood chipping borders, door to garage.

Garage
Up and over door and has power.

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 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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.