

# Grove.

FIND YOUR HOME



37 Carters Lane  
Halesowen,  
B62 0DA

Offers Over £450,000

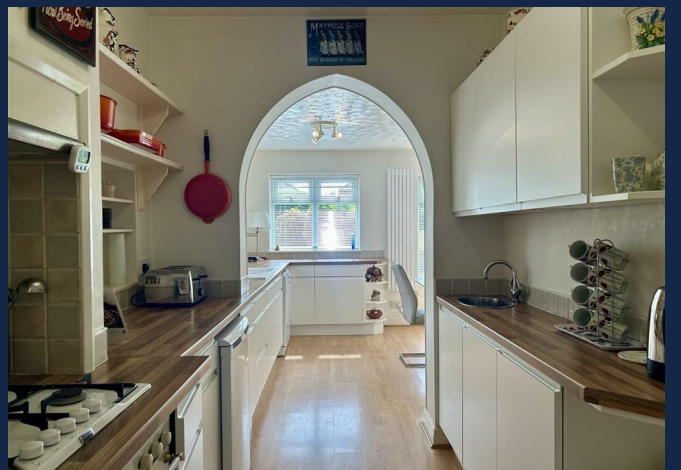


Situated on the sought-after Carters Lane in Lapal, Halesowen, this traditional Mucklow-style semi-detached home presents an excellent opportunity for families seeking a spacious property in a desirable location. The home benefits from convenient access to a range of local amenities, highly regarded schools including Lapal Primary School and the picturesque Leasowes Park.

To the front, the property offers a driveway providing off-road parking and access via the front entrance door. The welcoming entrance hall retains traditional character with feature archways and leads to two well-proportioned reception rooms, both featuring attractive fireplaces. To the rear, a spacious kitchen-diner provides an ideal setting for family living and entertaining, with access to a useful utility area, ground-floor WC and internal access to the garage.

Offering a fantastic blend of space, character and potential, this property is perfectly suited to growing families or those looking to put their own stamp on a home in a sought-after area. Early viewing is highly recommended to fully appreciate everything this charming home has to offer. JH 01/06/2026 EPC=D







#### Approach

Via block paved driveway with lawn to the side, double opening doors into the garage, gated access to the garden, double opening doors to porch with further door into entrance hall.

#### Entrance hall

Central heating radiator, stairs rising to the first floor accommodation, coving to ceiling, dado rail, feature archway, doors into the kitchen and lounge.

#### Front reception room 13'5" x 11'5" (4.1 x 3.5)

Accessed via a feature arch having a double glazed bay window to the front, central heating radiator, coving to ceiling, ceiling rose, dado rail, feature open brick fireplace.

#### Rear reception room 14'9" x 10'9" (4.5 x 3.3)

Double glazed windows and door to the rear garden.

#### Kitchen

Original galley kitchen and extension dining area with base and wall units all having wood effect surfaces over. The galley has a space for a half height fridge, an oven with gas hob over, extractor, one and half bowl sinks, and space for a dishwasher and a door leading to the utility. The dining area having double glazed windows and French door leading to the garden, central heating radiator.











#### Utility 10'2" x 7'2" (3.1 x 2.2)

Double glazed window to the side, doors into the garage and downstairs w.c., wall and base units with wood effect surface over, sink with mixer tap and drainer, washing machine, tumble dryer and space for fridge freezer.

#### Downstairs w.c.

Vanity style wash hand basin, w.c., half height tiling to the walls, double glazed window to the side.

#### First floor landing

Double glazed stained glass with obscured window to the side, doors into three bedrooms and bathroom.

#### Bedroom one 14'1" x 10'5" (4.3 x 3.2)

Double glazed window to the rear, coving to ceiling, central heating radiator, fitted wardrobes.

#### Bedroom two 15'1" x 11'1" (4.6 x 3.4)

Double glazed bay window to the front, central heating radiator, fitted wardrobes, coving to ceiling.

#### Bedroom three 12'9" x 11'1" (3.9 x 3.4)

Double glazed window to front, double glazed window to the rear, central heating radiator, loft access.

#### Bathroom

Double glazed obscured window to the side, walk in shower, corner bath, w.c., bidet, vanity style wash hand basin.

#### Rear garden

Slabbed patio area, lawn with pathway to the side, variety of shrubs, further patio area to the rear with 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 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 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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