

Grove.

FIND YOUR HOME



9 Linden Glade Stourbridge Road
Halesowen,
West Midlands
B63 3UP

Offers Over £195,000



Retirement complex for the over 60's. A well proportioned and immaculately presented two bed terraced bungalow. Located in the highly sought after Linden Glade. Benefitting from being well placed for good transport links, near to the centre of Halesowen, and an abundance of local shops and amenities.

The layout in brief comprises of Entrance hall, a second front facing bedroom that is currently used as a reception room, a front lounge/ dining room, a good sized rear double bedroom, a refitted bathroom, and a rear facing modern kitchen with garden views.

Externally the development offers secure gated access, visitor entrance/ parking, tarmac pathway and shared communal gardens with feature fish pond. AG 28/7/26 V7 EPC=C







Approach

Via communal gardens with fish pond, footpath leading to double glazed door with double glazed inserts providing access into:

Entrance hall

Having ceiling light point, management call system, storage cupboard.

Lounge diner 17'1" x 10'6" (5.2 x 3.2)

Feature bay window, ceiling light points, fireplace with brick surround, two central heating radiators, dining area space.

Kitchen 9'10" x 8'10" (3.0 x 2.7)

Double glazed window to rear, double glazed door to rear gardens, range of wall and base units, wood effect work top, sink and drainer, spotlights, electric hob, extractor, electric oven, space for fridge freezer, central heating radiator, tiled flooring, space for tumble dryer and washing machine.

Bedroom one 13'1" x 10'6" (4.0 x 3.2)

Double glazed window to rear, ceiling light point, fitted wardrobes along with two chest of draws , central heating radiator.

Bedroom two 11'5" x 5'10" (3.5 x 1.8)

Double glazed window to front, ceiling light point, central heating radiator, storage cupboard.





Refitted shower room
Shower cubicle with tiling, half tiled walls, ceiling spotlights, low level w.c., wash hand basin, tiled flooring, central heating radiator and airing cupboard.

Outside

To the rear of the property is a patio seating area with path to an area for a shed, communal grounds, and gravelled area. To the front is communal parking area.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of the lease is 99 years from 24th June 1988, there is a peppercorn rent. The service charge per annum is £2,952.00.

Council Tax Banding

Tax Band is B

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.

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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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.