

# Grove.

FIND YOUR HOME



20 Banners Street  
Halesowen,  
West Midlands  
B63 2SF

Offers In The Region Of £190,000



Offered for sale with No Onward Chain. Ideal for first time buyers and young families, this spacious 3 bedroomed end of terraced property is located on the popular Banners Street. Banners Street is ideally placed for access to good transport links, popular local schools, near an abundance of local shops and amenities, and benefitting from being a short distance to the town centre of Halesowen.

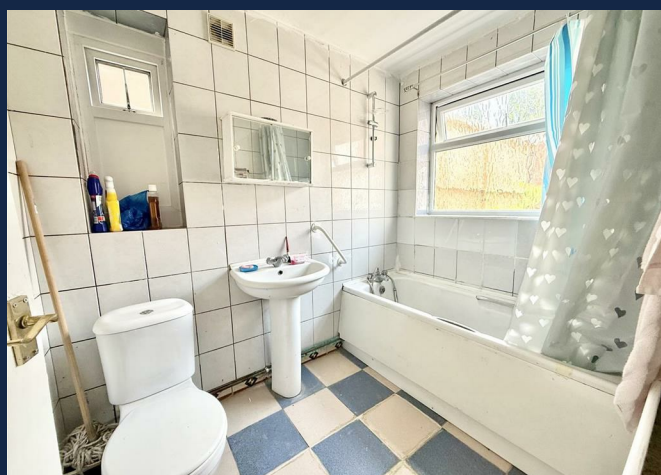
The layout in brief comprises of the entrance into the front reception room, an inner hallway with access leading down to cellar, a rear reception room with dining area that provides access to side porch and through the kitchen. The kitchen is located at the rear of the property which houses the combi boiler, with the ground floor bathroom located off the back of the kitchen and benefits from bath with shower over. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, and a generous third bedroom.

Externally the property offers a covered shared side access through to rear. At the rear is an open court yard style garden currently shared with attached neighbour. (will add in subject to boundary plan if this can be divided off). AF 18/8/25 V1 EPC=D













#### Approach

Via double glazed front door with double glazed unit, access to shared tunnel entry.

Front reception room 11'5" x 12'1" (3.5 x 3.7)

Ceiling light point, central heating radiator, built in store cupboard.

#### Inner hallway

Door leading to cellar.

Cellar 12'1" x 11'1" (3.7 x 3.4)

Having lighting.

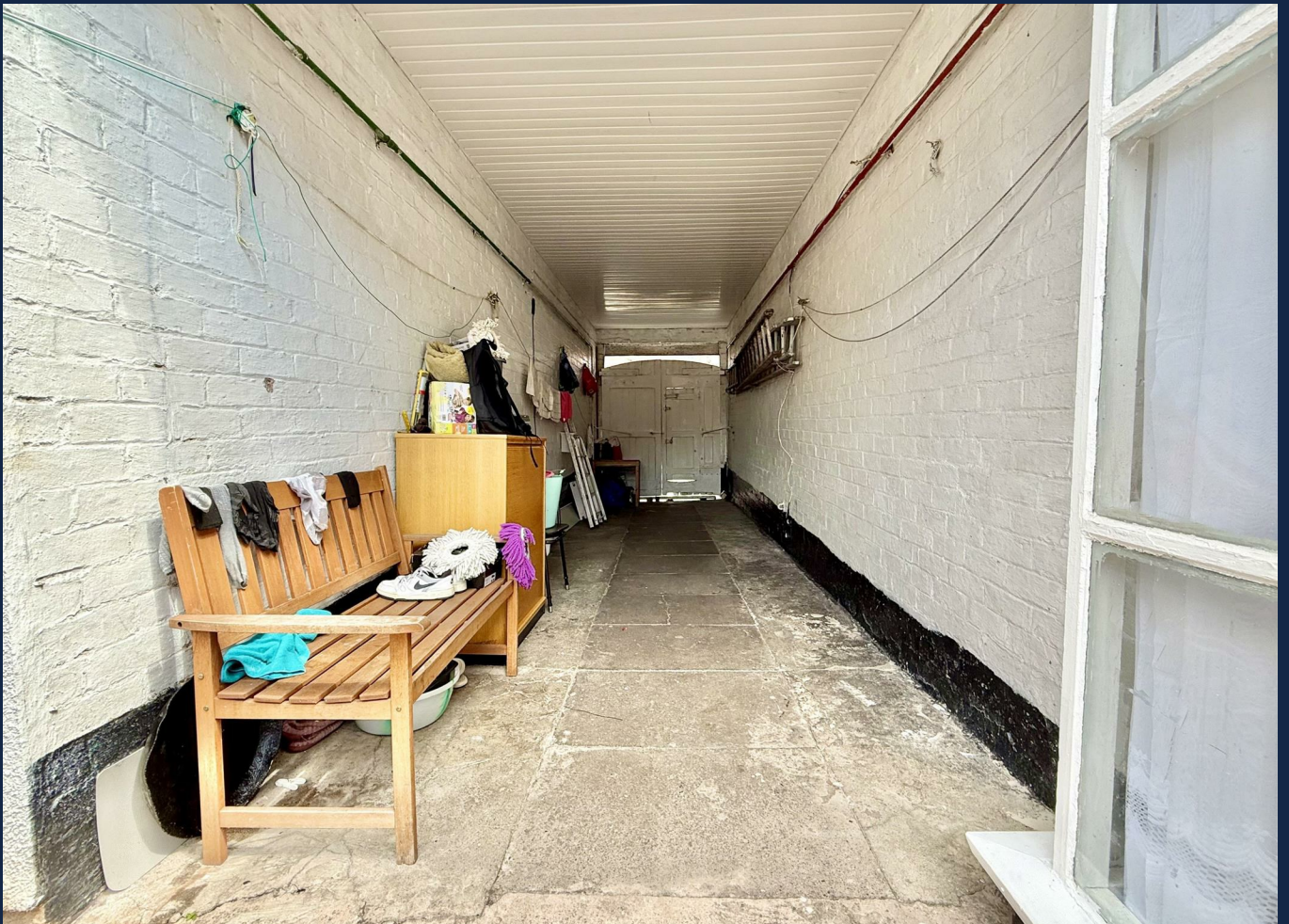
Rear reception room 7'10" min 11'9" max x 20'0" (2.4 min 3.6 max x 6.1)

Two ceiling light points, two central heating radiators, stairs to first floor accommodation, half tiled wall to one side, door leading to side entrance porch, access to kitchen.

Kitchen 7'10" x 13'5" (2.4 x 4.1)

Double glazed windows to side, two ceiling light points, wall and base units, stone effect work top, sink and drainer, space for cooker, central heating radiator, space and plumbing for washing machine, combination boiler, wood effect vinyl flooring.







#### Ground floor bathroom

Double glazed obscured window to side and rear, ceiling light point, extractor, tiled walls, bath with shower over, low level w.c., wash hand basin, central heating radiator, tiled flooring.

#### First floor landing

Ceiling light point, loft access hatch.

#### Bedroom one 11'5" x 12'1" (3.5 x 3.7)

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

#### Bedroom two 11'5" x 12'5" (3.5 x 3.8)

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

#### Bedroom three 7'2" x 12'1" (2.2 x 3.7)

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

#### Rear garden

Courtyard garden with shared side access leading to front, fencing to the rear.

#### 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 B

#### 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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