

Grove.

FIND YOUR HOME



172 Huntingtree Road
Halesowen,
West Midlands
B63 4HT

Price £279,950



Situated on Huntingtree Road in Halesowen, this semi detached home presents an excellent opportunity for families. This popular area is well regarded for its friendly community atmosphere and convenient access to a range of local amenities including the shops and services of Halesowen Town Centre, Stourbridge Road, reputable schools such as Huntingtree Primary School and nearby green spaces including Huntingtree Park.

The property briefly comprises a driveway carport and garage, entrance hallway providing access to the spacious through reception room and kitchen. At the rear of the property is a dining room with feature log burner. Upstairs are three bedrooms and a bathroom. The garden is tiered with gated access into the car port.

Offering spacious accommodation, ample parking and excellent access to local conveniences, this is a property that truly deserves early viewing. JH 13/7/26 V2 EPC=C









Approach

Approached via a tarmac driveway with stone chipping borders and a lawned frontage. Side access leads into the entrance hall, whilst an up and over garage door provides access to the carport.

Entrance hall

Stairs rising to the first floor accommodation, central heating radiator, double glazed obscured window to the front, decorative ceiling coving, under stairs storage cupboard housing the fuse box and electric meter, doors leading to the kitchen, dining area and lounge.

Lounge 10'9" max 7'10" min x 20'8" (3.3 max 2.4 min x 6.3)

Double glazed window to the front, two central heating radiators, feature electric fire with surround, decorative ceiling coving and an opening leading into the dining area.

Dining area 17'8" x 8'6" (5.4 x 2.6)

Two double glazed windows to the rear, double glazed door to the rear garden, central heating radiator, feature log burner and an opening leading into the kitchen.

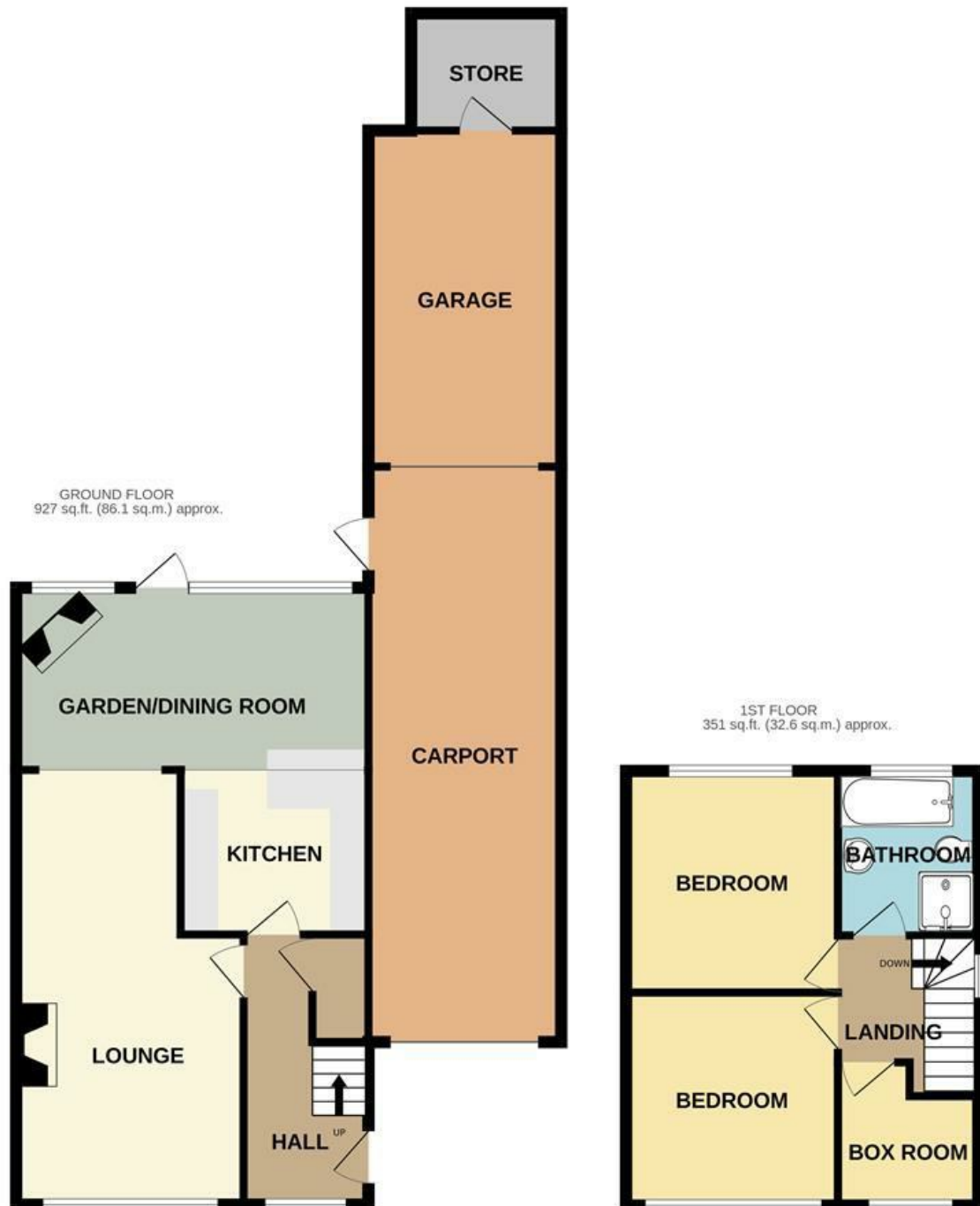
Kitchen 8'10" x 7'6" (2.7 x 2.3)

Door leading into the entrance hall, matching wall and base units with wood effect work surfaces and splashback tiling, integrated oven, integrated microwave, space for half height fridge, freezer and washing machine, sink with drainer and mixer tap, electric hob with extractor hood above.









TOTAL FLOOR AREA : 1277 sq.ft. (118.7 sq.m.) approx.

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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Landing

Double glazed obscured window to the side, loft access, doors leading to three bedrooms and bathroom.

Bedroom one 10'5" x 9'10" (3.2 x 3.0)

Double glazed window to the front, central heating radiator and picture rail to one wall.

Bedroom two 9'10" x 9'10" (3.0 x 3.0)

Double glazed window to the front, central heating radiator and picture rail to one wall.

Bedroom three 6'10" x 5'2" (2.1 x 1.6)

Double glazed window to the front, central heating radiator and picture rail to one wall.

Bathroom

Double glazed obscured window to the rear, central heating radiator, pedestal wash hand basin, w.c., bath and an electric shower.

Rear garden

Tiered rear garden comprising decked and slabbed patio areas, decked steps, rockery borders, lawned sections, garden shed. Side access is provided into the carport.

Carport

Up and over garage door to the front, further up and over garage door providing access to the garage.

Garage 16'8" x 8'6" (5.1 x 2.6)

Access into the outhouse.

Outhouse 6'10" x 5'10" (2.1 x 1.8)

Access to the rear garden via a pedestrian gate.

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 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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