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FIND YOUR HOME

5 Bloomfield Street West
Halesowen,
West Midlands
B63 3RD

Offers Over £190,000

IDEAL FOR FIRST TIME BUYERS AND YOUNG FAMILIES!

This well presented and spacious 3 bed terraced property is located in the heart of Halesowen. Bloomfield Street West benefits from being in close proximity to local shops and facilities, good transport links, and near to popular local schools.

The layout in brief comprises of entrance in the front facing lounge, an inner hallway with store cupboard and access down to the cellar, and located at the rear of the property is a modern kitchen with recently updated Worcester Bosch boiler. Heading upstairs is a pleasant landing with loft access, a good sized main double bedroom, two further good sized bedrooms, and the house bathroom.

Externally the property has on street parking and a side access alley to rear. At the rear of the property is a low maintenance garden with paved areas to take advantage of sun throughout the day. AF 30/6/26 V3 EPC=C

Approach
Via double glazed front door,

Lounge 12'5" x 10'9" (3.8 x 3.3)
Double glazed window to front, ceiling light point, coving to ceiling, central heating radiator, feature fireplace area, built in cupboard housing the fuse board, wood effect laminate flooring.

Inner hallway
Door to cellar, storage cupboard, door to kitchen.

Kitchen 12'5" x 10'9" (3.8 x 3.3)
Double glazed door to rear, double glazed window, ceiling light point, central heating boiler, wall and base units, work surface over, stainless steel sink and drainer, hob, extractor, oven, splashbacks, space for dishwasher and fridge freezer, central heating radiator, wood effect laminate flooring. Access to stairs to first floor accommodation.

Cellar 11'5" x 12'5" (3.5 x 3.8)

First floor landing
Access to three bedrooms and bathroom, loft access to hatch.

Bedroom one 9'10" x 11'9" (3.0 x 3.6)
Double glazed window to front, central heating radiator, coving to ceiling, ceiling light point.

Bedroom two 6'2" x 11'5" (1.9 x 3.5)
Double glazed window to front, ceiling light point, coving to ceiling, central heating radiator, built in wardrobe.

Bedroom three 8'2" x 11'1" (2.5 x 3.4)
Double glazed window to rear, ceiling light point, coving to ceiling, central heating radiator, built instorage cupboard.

Bathroom
Double glazed window to rear, extractor, ceiling light point, bath with shower over, part tiled walls, low level w.c., wash hand basin, wood effect laminate flooring, central heating radiator.

Rear garden
Paved area, gated access to side, lawned area and further paved area 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 A

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.

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