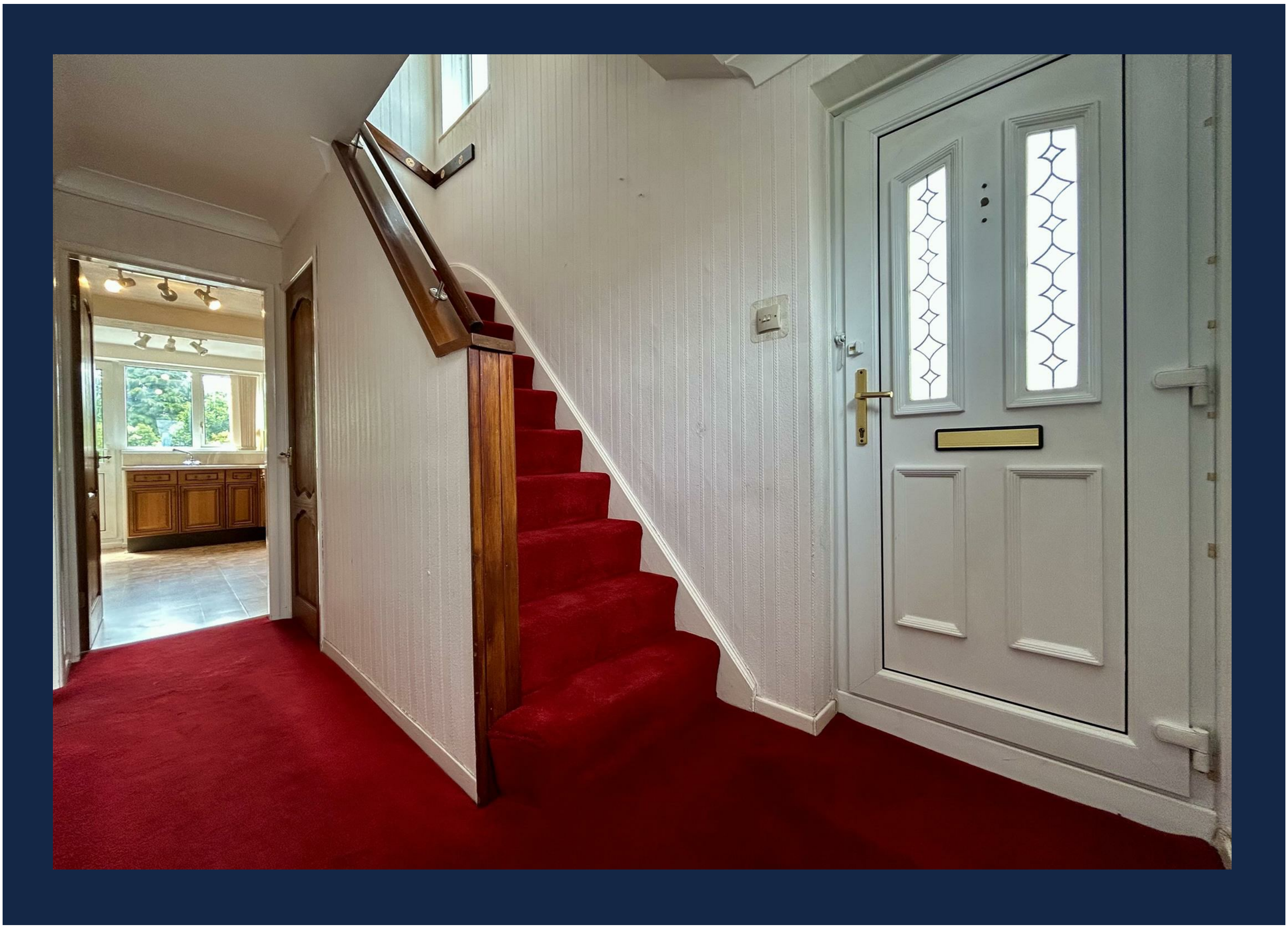
Grove.

FIND YOUR HOME

8 Kempsey Close
Halesowen,
West Midlands
B63 4DR

Offers In Excess Of £275,000



Situated on the popular Kempsey Close in Halesowen, this delightful semi detached home presents an excellent opportunity for families, first time buyers and investors alike. Tucked away at the end of a quiet cul de sac, the property enjoys a convenient location close to local amenities, well regarded schools, parks and excellent transport links.

The property benefits from a driveway to the front with a car port providing ample off road parking. Internally an entrance hall leads to the front facing reception room and the spacious kitchen. The kitchen offers plenty of storage and workspace and flows through to the rear dining area creating a practical and sociable layout for everyday living. To the first floor are three well proportioned bedrooms and the family bathroom. Outside, the rear garden features a combination of patio and lawn, offering an ideal space for relaxing or entertaining with the added benefit of access to the garage.

Offering generous living accommodation, off road parking and a sought after location this is a fantastic home with plenty of potential. Early viewing is highly recommended to fully appreciate everything this property has to offer. JH 24/07/2026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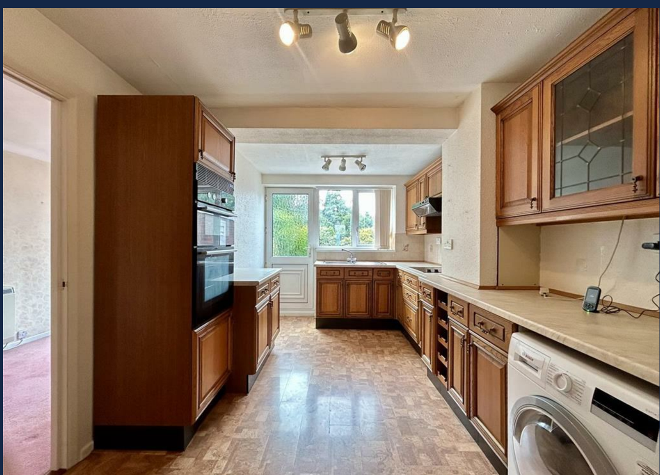




Approach
Via a tarmacadam driveway with stone chipping raised borders with a variety of shrubs, car port and access to garage, front door to the side giving access into entrance hall.

Entrance hall
Double glazed window to front, storage heater, coving to ceiling, stairs rising to first floor accommodation, under stairs storage cupboard housing two fuse boxes and electric meter, doors into the lounge and kitchen.

Kitchen 14'5" x 8'10" (4.4 x 2.7)
Double glazed window to rear, double glazed obscured door to rear garden, matching oak wall and base units with roll top surface over, splashback tiling to walls, sink with mixer tap and drainer, electric hob, electric double oven, space for tumble dryer and washing machine, door into dining room.

Dining room 7'2" min 8'2" max x 14'5" (2.2 min 2.5 max x 4.4)
Double glazed window to rear, storage heater, coving to ceiling, door into the lounge.

Lounge 10'9" c 12'9" (3.3 c 3.9)
Bow window to front, storage heater, coving to ceiling, feature electric fireplace with wooden surround.

First floor landing
Double glazed obscured window to side, storage heater, loft access and doors to bedrooms and bathroom.


Bedroom one 10'2" x 10'2" (3.1 x 3.1)
Double glazed window to front, storage heater, fitted wardrobes.

Bedroom two 10'5" x 10'2" (3.2 x 3.1)
Double glazed window to rear, storage heater, fitted wardrobes.

Bedroom three 6'10" x 6'10" (2.1 x 2.1)
Double glazed window to front, stair bulk in with built in storage over.

Bathroom
Double glazed obscured window to rear, built in cupboard housing water tank, low level flush w.c., bath with electric shower over, pedestal wash hand basin.

Garage 23'7" x 8'6" (7.2 x 2.6)
Double glazed window to rear, up and over front door, door to rear garden.

Garden
Slabbed patio area with lawn beyond, mature shrub and plant borders.

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 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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