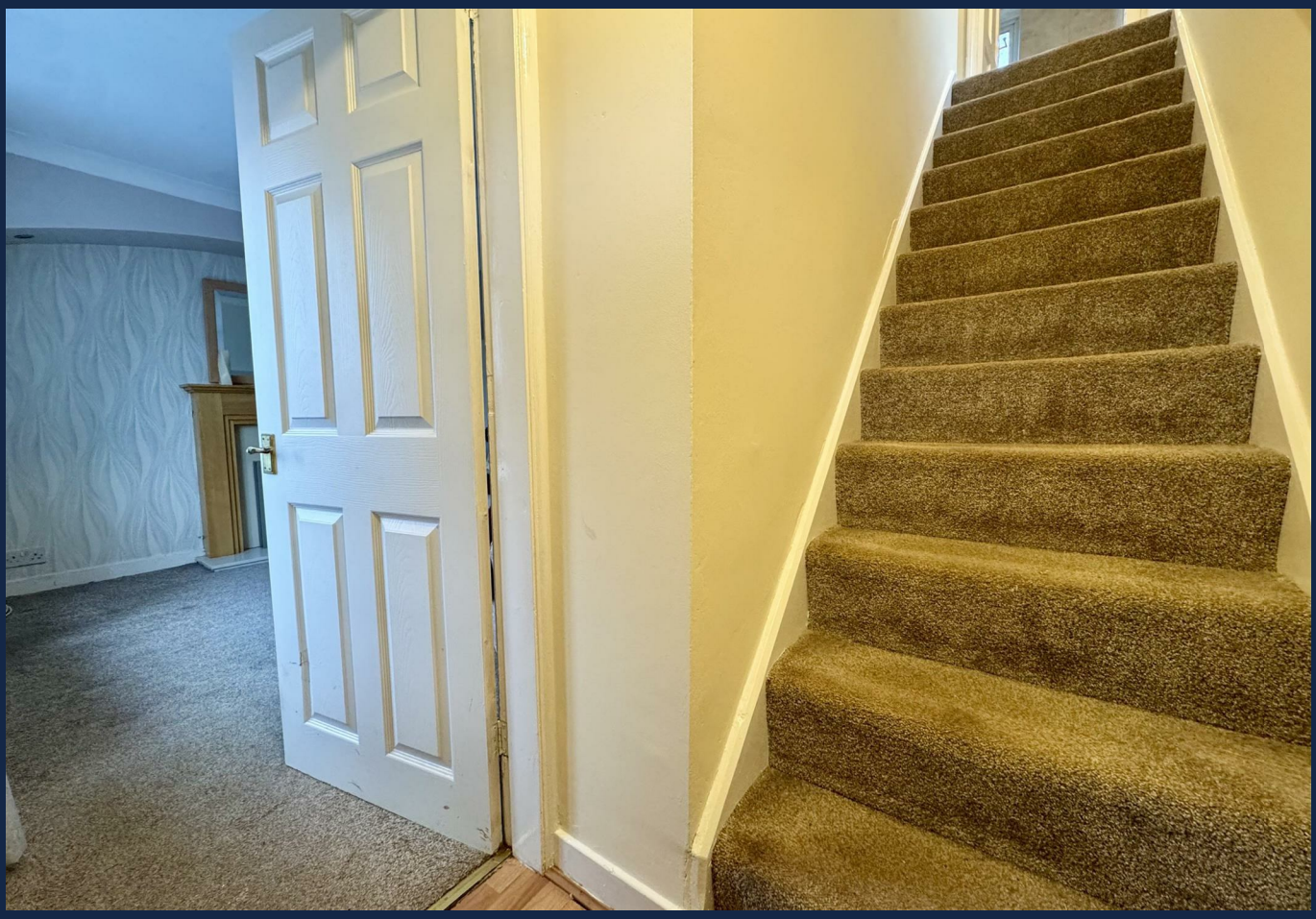
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FIND YOUR HOME



21 Red Leasowes Road
Halesowen,
West Midlands
B63 4SF

Offers In The Region Of £200,000



On Red Leasowes Road in Halesowen, this semi-detached home presents a blank canvas for families and first time buyers alike. The location in Halesowen is particularly advantageous, offering a blend of suburban tranquillity and easy access to local amenities of Halesowen Town, well regarded schools and bus links of Halesowen Town.

The property itself offers a driveway to the front, with access into the property via the front door into the entrance hall. The entrance hall has stairs to the first floor and door into the front reception room, offering cosy accommodation and door into the rear facing kitchen-diner. Upstairs are two bedrooms and a family bathroom. The garden is tiered with plenty of space to relax.

With its two bedrooms, prime location and parking for multiple vehicles, it is a property that promises to meet the needs of modern living. Do not miss the chance to make this charming house your new home. JH 07/07/2026 EPC=D







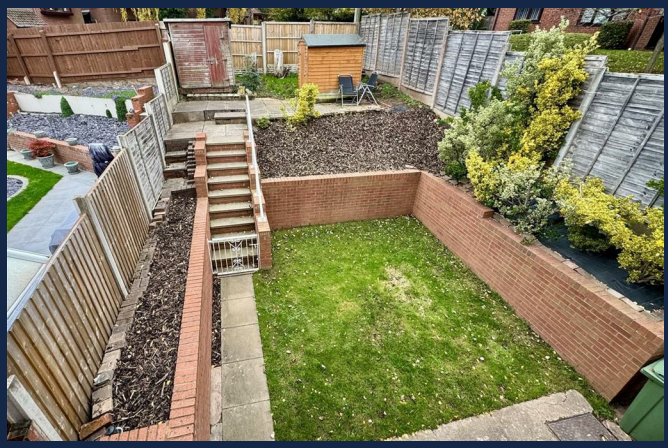










Approach
Via a tarmacadam driveway with block paved borders, raised brick and stone chipping bed, double glazed obscured door into the entrance hall.

Entrance hall
Stairs to first floor accommodation, central heating radiator, door into lounge.

Lounge 11'1" x 12'9" (3.4 x 3.9)
Double glazed bow window to front, central heating radiator, coving to ceiling, feature electric fire with wooden surround, door into the under stairs storage cupboard housing the fuse box.

Kitchen diner 16'4" x 9'6" (5.0 x 2.9)
Two double glazed window to rear, single glazed obscured door to rear, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, space for washing machine integrated washing machine, integrated oven, hob, extractor, space for dishwasher, one and a half bowl sink with mixer tap, drainer and water fountain.

First floor landing
Electric wall mounted heater, double glazed window to side, loft access, doors to two bedrooms and family bathroom.





GROUND FLOOR



1ST FLOOR



17 RED LEASOWES ROAD, HALESOWEN, B63 4SF

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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Bathroom
Double glazed obscured window to rear, central heating radiator, P shaped bath with electric shower over, vanity wash hand basin with mixer tap, low level flush w.c.

Bedroom one 13'1" max 11'9" min x 11'1" (4.0 max 3.6 min x 3.4)
Double glazed window to front, central heating radiator, door to walk in wardrobe/storage cupboard housing central heating boiler..

Bedroom two 9'6" x 8'10" min 9'10" max (2.9 x 2.7 min 3.0 max)
Double glazed window to rear, central heating radiator, dado rail.

Rear garden
Over two tiers with lower tier being lawned with raised brick beds and steps up to patio area and space for sheds.

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 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.

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.

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