

Grove.

FIND YOUR HOME



17 Heathfield Road
Hayley Green, Halesowen,
West Midlands
B63 1AD

Offers In The Region Of £349,950



A truly spacious three bedroom Mucklow designed semi detached family home situated on the highly sought after Heathfield Road in Halesowen. Ideally positioned for families the property benefits from close proximity to well regarded local schools, including Huntingtree Primary School, excellent transport links to Halesowen Town Centre, a wide range of local shops, amenities, and leisure facilities.

The accommodation briefly comprises an entrance porch, welcoming hallway, fitted kitchen, downstairs w.c., two generous reception rooms, with the rear reception room opening into a bright conservatory. To the first floor are three well proportioned bedrooms and a family bathroom featuring both a bath and shower. Outside the beautifully maintained rear garden provides an ideal space for relaxing and entertaining with a lawn and patio area perfect for enjoying the warmer months. To the front the property benefits from a tarmac driveway providing ample off road parking along with side gated access leading to the rear garden.

This impressive family home combines generous living space with a prime location and is sure to appeal to a wide range of buyers. JH 30/6/26 V2 EPC=D







Approach

Approached via a tarmac driveway with a stone chipping area to the side, leading to a double glazed sliding door opening into the entrance porch.

Porch

Double glazed windows to either side and a double glazed obscured door leading into the entrance hall.

Entrance hall

Central heating radiator, stairs rising to the first floor accommodation, doors leading to two reception rooms, kitchen and the w.c.

Kitchen 6'10" x 13'5" (2.1 x 4.1)

Double glazed window to the rear, double glazed door to the rear garden, central heating radiator, matching wall and base units with square edge work surfaces over, one and a half bowl sink with drainer and mixer tap, space for washing machine, integrated fridge and freezer.

Front reception room 11'5" x 12'9" (3.5 x 3.9)

Double glazed bay window to the front and central heating radiator.

Lounge 17'0" x 11'5" max 10'2" min (5.2 x 3.5 max 3.1 min)

Double glazed double opening doors leading to the conservatory, double glazed window to the side, decorative ceiling coving, feature electric fireplace, central heating radiator.









GROUND FLOOR



1ST FLOOR



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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Conservatory 9'2" x 7'2" (2.8 x 2.2)

Double glazed windows surrounding the room with obscured glazing to the side elevations and double glazed door providing external access.

Landing

Loft access with wooden pull down loft ladders and doors leading to three bedrooms and the family bathroom.

Bathroom

Double glazed obscured window to the rear, central heating radiator, bath, shower, low-level flush w.c., vanity style wash hand basin with mixer tap.

Bedroom one 11'1" min 13'5" max x 9'6" (3.4 min 4.1 max x 2.9)

Double glazed bay window to the front, central heating radiator, fitted wardrobes.

Bedroom two 9'6" x 11'1" (2.9 x 3.4)

Double glazed window to the rear and central heating radiator, fitted wardrobes

Bedroom three 7'10" x 9'10" (2.4 x 3.0)

Double glazed window to the front, central heating radiator.

Rear garden

Slabbed patio area, lawn, garden shed, variety of fruit trees and shrubs, raised beds suitable for growing vegetables.

Garage 15'1" x 7'6" (4.6 x 2.3)

Central heating boiler, fuse board, electric and gas meters and double opening metal garage door's to front.

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 D

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.

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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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