Grove.

FIND YOUR HOME

34 Houston Way
Halesowen,
West Midlands
B62 9JN

50% Shared Ownership £177,500

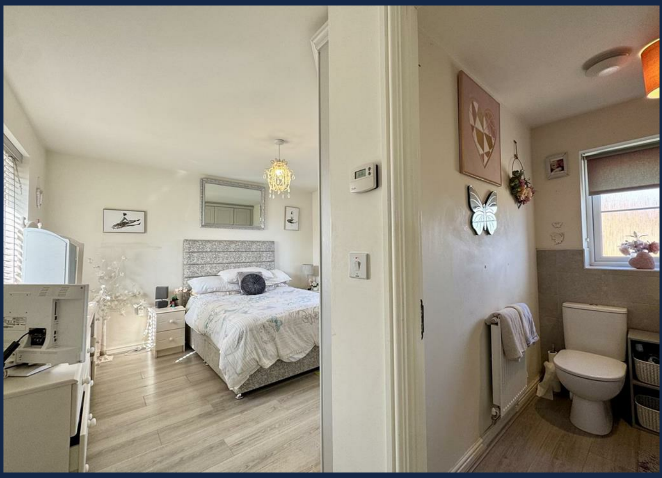
THIS PROPERTY IS AVAILABLE AT A 50% SHARE OR 100% SHARE. 100% SHARE IS £355,000.

A beautifully presented and modern three bedroom detached family home, occupying an attractive double fronted position on a highly desirable development.

The layout in brief comprises of entrance hallway, a spacious dual aspect lounge, a ground floor w.c. and a stylish dining kitchen located at the rear of the property, offering ample space for both family living and entertaining. Heading upstairs is a spacious landing, the principal bedroom benefiting from an en suite shower room, two further well proportioned bedrooms and the modern family bathroom. Externally the property offers a driveway providing off road parking for two vehicles, alongside a detached garage. At the rear of the property is a landscaped garden, providing an ideal space for outdoor dining, relaxing and family enjoyment. JH 06/08/2026 V2 EPC=B










Approach
Via slabbed steps up to front door, lawn and hedge to front, driveway with detached garage to the side. Double glazed obscured front door into the entrance hall.

Entrance hall
Doors to kitchen diner, lounge, storage cupboard, cupboard housing fuse box and downstairs w.c.

Downstairs w.c.
Double glazed obscured window to front, central heating radiator, pedestal wash hand basin with mixer tap, low level flush w.c.

Kitchen diner 11'5" x 15'5" (3.5 x 4.7)
Two double glazed windows to front, double glazed French doors to rear, central heating radiator, wall and base units with roll top surface over, splashbacks to match, integrated fridge freezer, slim line dishwasher and double oven, gas hob, extractor, space for washing machine, one and a half bowl sink with mixer tap and drainer.

Lounge 11'9" x 17'8" (3.6 x 5.4)
Double glazed French doors to side, two double glazed windows to side, two central heating radiators, feature electric fire.

First floor landing
Double glazed window to side, double glazed window to rear, loft access, doors into airing cupboard, three bedrooms and bathroom, central heating radiator.

Family bathroom
Double glazed obscured window to front, central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap and bath.

Bedroom one 11'9" x 11'1" (3.6 x 3.4)
Double glazed window to front, double glazed window to rear, central heating radiator, fitted wardrobes and door to en-suite.


WASH
BRUSH
FLOSS
FLUSH

En-suite
Double glazed obscured window to front, central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap, electric shower.

Bedroom two 11'9" x 8'6" (3.6 x 2.6)
Double glazed window to front, central heating radiator.

Bedroom three 7'2" x 8'10" (2.2 x 2.7)
Double glazed window to front, central heating radiator.

Garden
Block paved patio area, lawn bordered with a variety of mature shrubs in a stone chipping bed, gated side access to front.

Garage 19'8" x 10'5" (6.0 x 3.2)
Up and over door to front and power.

Shared Ownership Buyer Criteria
If you wish to buy a 50% share, the share purchase price will be £177,500 and the rent will be £484.22 a month. If you buy a larger share, you'll pay less rent.

There are eligibility requirements to purchase with shared ownership:
- Buyers must be at least 18 years old
- Buyers must have a total household income under £80,000
- Buyers must meet the Homes England affordability and sustainability assessments (see the Homes England calculator guidance for
further information)
- Buyers are expected to use any savings and assets towards the purchase of their home. This may mean selling assets such as bonds, shares, land
and any other financial investments.
- Buyers in receipt of benefits are eligible for shared ownership provided they meet the Homes England affordability assessment (not all benefits are eligible)
- Self-employed buyers must be able to provide 2-years evidence of their income
- Buyers must purchase the maximum share they can reasonably afford within the parameters of the Homes England calculator
- Shared owners must be first time buyers or do not own another property in the UK or any other country or have a memorandum of sale for their existing property.
- Buyers must have good credit history and must not have the following (for more information on acceptable credit for Home Reach please refer to the credit policy):
A mortgage or rent arrears
Other bad debts
County Court Judgements
- Buyers must have a minimum 5% deposit towards the share they are purchasing
- Buyers may retain a portion of their savings to cover the costs of purchase and moving home (typically up to £5,000). This may include:
Legal fees
Stamp Duty Land Tax where applicable
Mortgage application fees
Valuation fees and any associated moving costs

Tenure
Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised the lease is 125 years from 28th June 2019. The property can be purchased as freehold if purchasing 100% share. We are advised of the following charges payable: buildings insurance £14.47 and management fee £27.41.

Council Tax Banding
Tax Band is

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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