

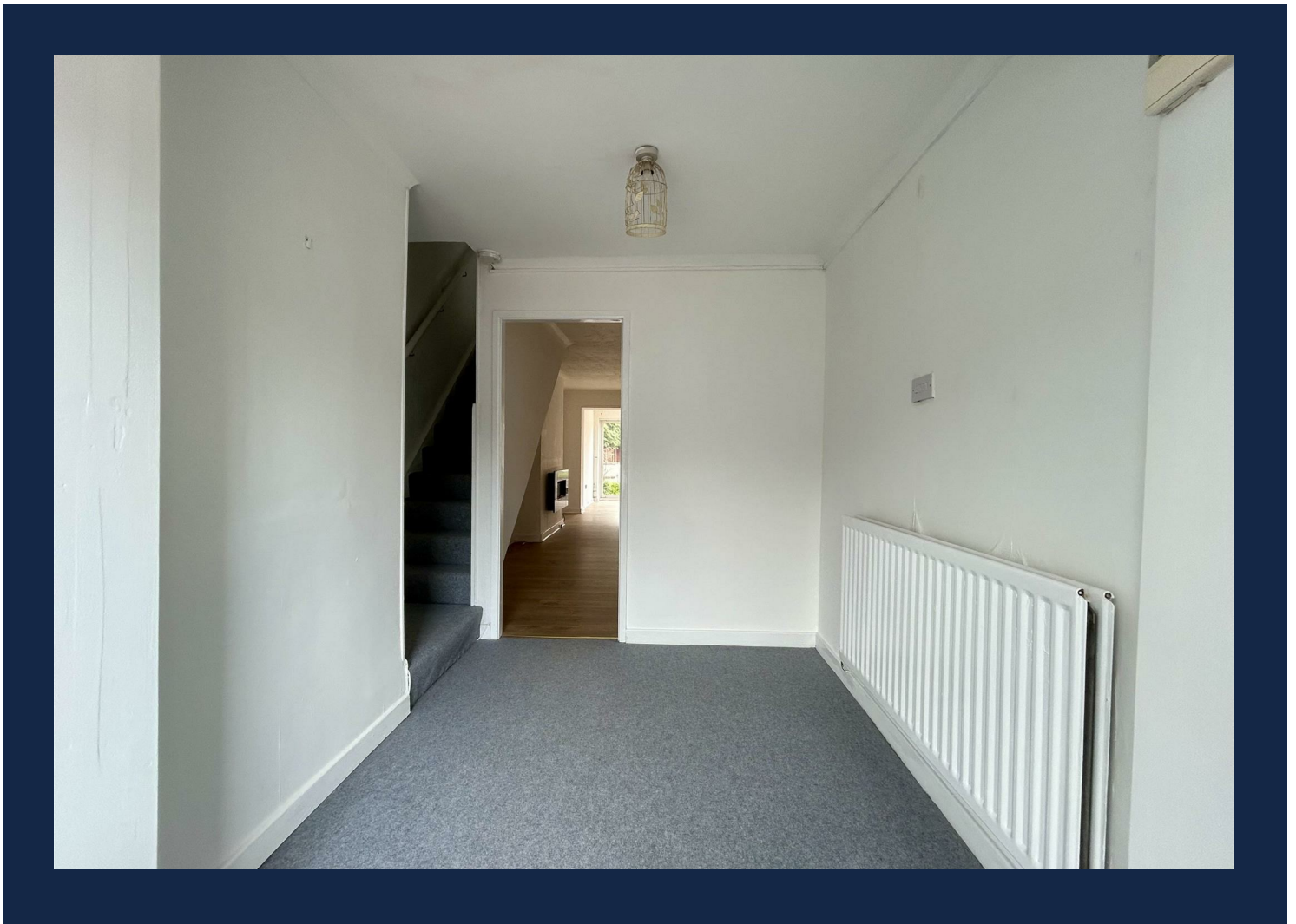
Grove.

FIND YOUR HOME



10 The Hawnelands
Halesowen,
West Midlands
B63 3RT

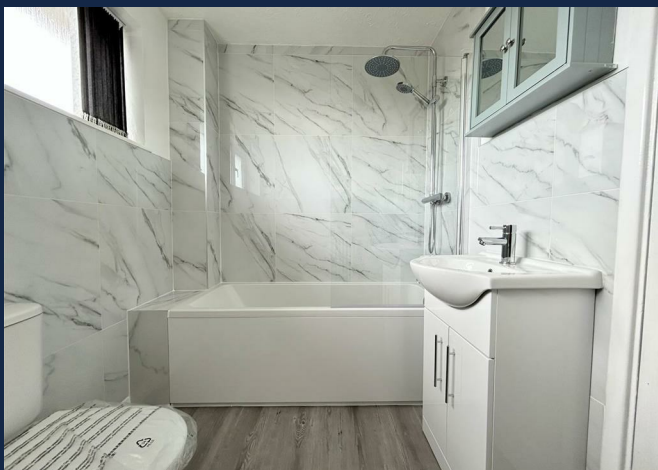
Price £270,000



Modern three bedroom with private garden on quiet cul-de-sac — move in ready, no chain.

Set on a quiet cul-de-sac in The Hawnelands, this modern three bedroom semi offers a bright lounge, newly fitted kitchen and bathroom, downstairs w.c., three good sized bedrooms, loft room, private rear garden and driveway with garage. Move in ready and offered with no chain, it's ideal for families, first time buyers or anyone wanting a peaceful location close to schools, shops and transport links.. JH 12/08/2026 V2 EPC=D







Approach

Via a block paved driveway with door into entrance hall.

Entrance hall

Two double glazed windows to front, central heating radiator, door way into downstairs w.c. and step up to a further area of the entrance hall having stairs to first floor accommodation and door to living room.

Living room 28'6" x 10'9" (8.7 x 3.3)

Two double glazed windows to side, double glazed patio door to rear, two double glazed windows, coving to ceiling, door into the kitchen.

Kitchen 6'6" x 14'9" (2.0 x 4.5)

Double glazed window to rear, central heating radiator, coving to ceiling, wall and base units with square top surface over, splashback tiling to walls, sink with mixer tap and drainer, oven, hob, extractor, door into the side passage.

Side passage

Having door to front and rear and internal door to garage.

Garage 8'10" x 16'0" (2.7 x 4.9)

Double opening garage door, housing fuse box, central heating boiler and meters.



First floor landing

Doors into three bedrooms and bathroom, airing cupboard, loft room with ladders.

Bathroom

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

Bedroom one 8'2" x 14'1" (2.5 x 4.3)

Double glazed window to rear, central heating radiator.

Bedroom two 9'10" x 12'9" (3.0 x 3.9)

Double glazed window to front, central heating radiator.

Bedroom three 9'2" x 9'6" (2.8 x 2.9)

Double glazed window to rear, central heating radiator, window facing into the landing.

Loft room 18'0" x 11'5" (5.5 x 3.5)

Access via ladder and has double glazed to side and eaves storage.

Rear garden

Decked patio with raised flower beds.

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 your 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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