

Grove.

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42 Links View
Halesowen,
B62 8SS

Offers In The Region Of £475,000



**** Located in a prestigious address ****This impressive four bed detached property is located in the sought after location of Abbeyfields and on the desirable road of Links View. This is an ideal home for a family looking to put their own stamp to a property. Links View is well placed for popular schools, good access to local facilities, and offers great transport links.

The layout in brief comprises of entrance hallway, a ground floor WC, utility/ laundry room, a spacious rear facing lounge with feature bi-folding doors leading out to rear, flowing nicely through off the lounge you have a well proportioned dining room, and a rear facing kitchen.

Heading upstairs is a generous landing with store cupboard and loft access hatch, the main bedroom is a spacious double with built-in wardrobes and en-suite shower room, two further good sized double bedrooms with built-in wardrobes, a fourth good sized bedroom, and the house bathroom.

Externally the property offers ample off road parking, a side access through to rear, and access into the double garage through an up and over door. At the rear of the property is an impressive and mature garden boasting stunning elevated views and a paved seating area ideal for enjoying the afternoon sun.
EPC-D







Approach

Via a tarmac driveway providing parking for two vehicles with block paved edging, footpath leading to front door and to the side of the property via iron gates, double garage. Double glazed front door with windows to either side leading to entrance hall.

Entrance hall

Ceiling light point, coving to ceiling, central heating radiator, access to downstairs w.c., stairs to first floor accommodation, access to lounge, dining room and utility.

Downstairs w.c.

Double glazed obscured window to side, ceiling light point, low level flush w.c., wash hand basin with tiled splashback, cupboard housing boiler and further storage cupboards and coat pegs.

Utility room 4'11" x 7'2" (1.5 x 2.2)

Ceiling light point, coving to ceiling, double glazed door and obscured side windows to rear garden, base units with tiled splashbacks, stainless steel sink and drainer, central heating radiator.

Lounge 12'5" x 20'0" (3.8 x 6.1)

Two ceiling light points, coving to ceiling, double glazed bifold doors, feature fireplace, central heating radiators, access through to dining area.











Dining area 10'2" x 12'1" (3.1 x 3.7)

Double glazed window to side, ceiling light point, coving to ceiling, central heating radiator, door to entrance hallway and access to breakfast kitchen.

Breakfast kitchen 9'10" x 12'9" (3.0 x 3.9)

Ceiling light point, coving to ceiling, range of wall and base units with stone effect work top, one and a half bowl sink and drainer, space for fridge freezer, dishwasher and microwave, free standing cooker, extractor, central heating radiator, tiled flooring, double glazed door to side.

First floor landing

With airing cupboard, loft access, ceiling light point and doors to bedrooms and bathroom.

Bedroom one 11'5" x 12'9" (3.5 x 3.9)

Double glazed window to rear, coving to ceiling, ceiling light point, built in storage, central heating radiator, access to en-suite shower room.

En-suite

Double glazed obscured window to side, ceiling light

point, shower cubicle with tiled walls, further half tiled walls, low level w.c., wash hand basin, vinyl tiled flooring, central heating towel radiator.

Bedroom two 10'5" x 10'5" (3.2 x 3.2)

Double glazed window to front, ceiling light point, coving to ceiling, central heating radiator, built in storage.

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

Double glazed window to rear, ceiling light point, central heating radiator, built in wardrobes/storage.

Bedroom four 8'10" x 10'5" (2.7 x 3.2)

Double glazed window to front, ceiling light point, coving to ceiling, central heating radiator.

Bathroom

Double glazed window to side, ceiling spotlights, coving to ceiling, part tiled walls, low level flush w.c., wash hand basin, bath, central heating radiator.

Rear garden

Paved area with access to both sides with one leading



to front and the other into the garage, pleasant views over neighbouring district, mature borders and lawn area.

Garage 16'0" x 16'8" (4.9 x 5.1)
Up and over door 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 F

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.

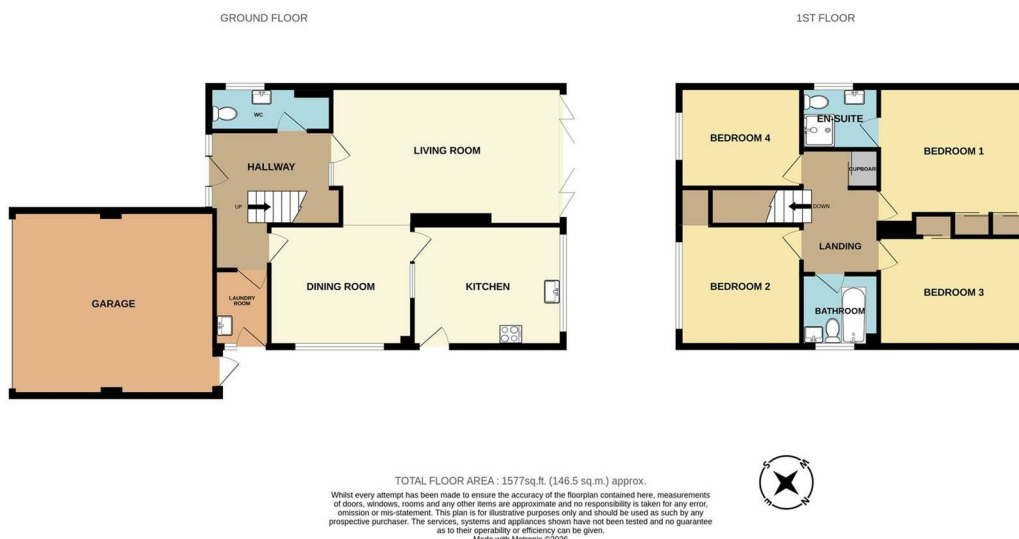
Referral Fees

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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