Grove.

FIND YOUR HOME



15 Forth Way
Halesowen,
West Midlands
B62 9PR

Offers In Excess Of £260,000



A deceptively spacious and extended three bedroom semi detached family home, occupying a popular cul de sac location in Hurst Green. Having been much improved by the current owners, the property is well presented throughout and benefits from a re fitted kitchen and family bathroom. The location is particularly appealing for families, with well regarded local schools, shops and transport links all within easy reach. Offering generous and versatile accommodation, this home would make an ideal purchase for growing families or those looking for additional living space.

The property is approached via a front driveway, with the entrance door opening into a welcoming hallway providing access to the principal ground floor accommodation and first floor. The lounge offers a comfortable reception space, leading through to dining area, ideal for family meals and entertaining. To the rear, the re fitted kitchen provides a modern and practical space, including a utility area offering additional storage and space for appliances, alongside a convenient downstairs WC. The first floor comprises three well proportioned bedrooms, all served by a family bathroom. Outside, the property benefits from a rear garden, providing a pleasant outdoor space for relaxing and family enjoyment, while the driveway to the front offers valuable off road parking. JH 02/11/2026 EPC=C




















Approach
Via tarmacadam driveway with stone chipping and shrub borders, double glazed door with obscured panels and two double glazed windows.

Entrance hall
Central heating radiator, stairs to first floor accommodation, glass doors and window into the lounge.

Through lounge 12'1" x 26'6" (3.7 x 8.1)
Double glazed French doors to rear, double glazed window to rear, two central heating radiators, access into the kitchen utility space.

Kitchen 26'6" x 3'11" min 7'2" max (8.1 x 1.2 min 2.2 max)
Double glazed windows to front, double glazed door to rear, utility space with work surface over and space for white goods. The kitchen area has gloss wall and base units with square top surface over, splashback tiling to walls, integrated double oven, fridge freezer and dishwasher, six ring hob, extractor, stainless steel sink with mixer tap and drainer, fuse box and electric meter, door to downstairs w.c.

Downstairs w.c.
Double glazed obscured window to rear, low level flush w.c., wash hand basin with mixer tap.

First floor landing
Loft access, door to airing cupboard housing the central heating boiler, bedrooms and bathroom.





GROUND FLOOR



1ST FLOOR



15 FORTH WAY

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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Bedroom one 14'5" x 8'10" (4.4 x 2.7)
Double glazed window to front, central heating radiator.

Bedroom two 8'10" x 12'9" (2.7 x 3.9)
Double glazed window to rear, central heating radiator.

Bedroom three 11'1" x 7'2" (3.4 x 2.2)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to rear, vertical central heating towel rail, vanity wash hand basin with mixer tap, bath with mixer tap, low level flush w.c., shower with monsoon head over.

Rear garden
Decked patio area, slabbed patio area and lawn, brick shed with door and single glazed window to the side, side access to the front of the property via glass obscured door and outside tap.

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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