

Grove.

FIND YOUR HOME



54 Thomson Grove
Halesowen,
B62 9JU

Offers In The Region Of £320,000



A truly well presented semi detached family home that has been updated in areas by the current home owners. Thomson Grove has always been held in high regard by families as the properties offer great potential and are finished to a high standard. This property further benefits from being well placed for access to popular local schools, good access to transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance Hall, ground floor w.c., front facing kitchen/diner, a rear facing lounge/diner with patio doors leading out to the impressive conservatory. Heading upstairs is a pleasant landing, two good sized double bedrooms with the main bedroom offering an en-suite shower room, a third bedroom and the house bathroom.

Externally the property offers off road parking to frontage, with side access to rear. At the rear of the property is a low maintenance garden with paved seating area to take full advantage of the sun.

Viewing is highly advised. AF 26/6/26 V1 EPC=B







Approach

Via tarmac driveway providing off road parking, paved footpath to rear access. Composite front door leading to entrance hall.

Entrance hall

Tow ceiling light points, central heating radiator, store cupboard, storage under stairs, wood effect laminate flooring, access to downstairs w.c.

Downstairs w.c.

Ceiling light point, extractor, low level w.c., wash hand basin with tiled splashback, central heating towel radiator, wood effect laminate flooring.

Kitchen diner 8'6" min 10'5" max x 11'1" (2.6 min 3.2 max x 3.4)

Double glazed window to front, ceiling spotlights, extractor, range of wall and base units with stone effect work top, one and a half bowl sink and drainer, combination boiler, integrated dishwasher, washing machine, fridge freezer, four ring hob, double oven, central heating radiator, wood effect laminate flooring.

Lounge diner 16'8" x 12'1" (5.1 x 3.7)

Double glazed window to rear, double glazed patio door to conservatory, two ceiling light points, central heating radiator, wood effect flooring.







Conservatory 13'5" x 9'6" (4.1 x 2.9)
 Double glazed windows to surround, double glazed patio doors to rear garden, wood effect laminate flooring.

First floor landing
 Ceiling light point, loft access hatch, central heating radiator, access to bedrooms and bathroom.

Bedroom one 10'9" excluding wardrobes x 10'9" (3.3 excluding wardrobes x 3.3)
 Double glazed window to front, ceiling light point, built in storage and wardrobe, central heating radiator, access to en-suite.

En-suite
 Double glazed obscured window to front, ceiling light point, shower cubicle with tiled surround, extractor, part tiled walls, low level flush w.c., wash hand basin, wood effect laminate flooring, central heating radiator.

Bedroom two 6'10" x 13'5" (2.1 x 4.1)
 Double glazed window to rear, ceiling light point, built in wardrobe and storage, central heating radiator.

Bedroom three 9'2" x 8'6" (2.8 x 2.6)
 Double glazed window to rear, ceiling light point, built in wardrobes, central heating radiator.

Bathroom
 Ceiling light, extractor, bath with shower over, tiled surround, part tiled walls, wash hand basin, w.c., central heating towel radiator, wood effect laminate flooring.

Rear garden
 Paved seating area, paved footpath, lawn, space for shed and further seating area to the rear of the garden.

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.

Agents Note

By law, Move Plus are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.