

Grove.

FIND YOUR HOME



28 Astley Crescent
Halesowen,
West Midlands
B62 9SX

Offers In The Region Of £360,000

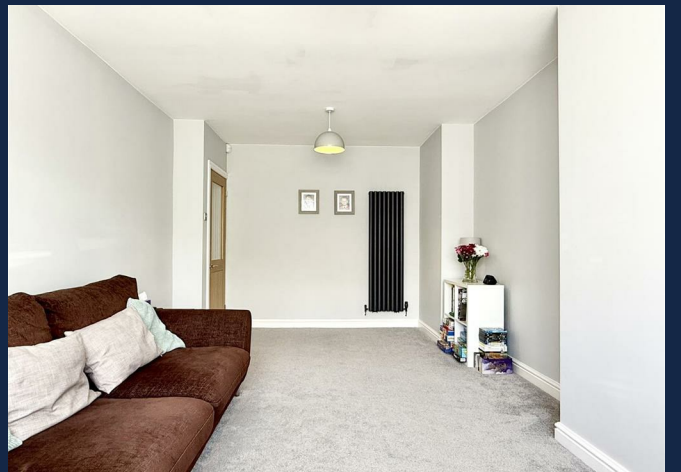


A truly impressive extended 3 bedrooms semi detached family home. Located in a highly sought after areas of Halesowen and finding itself well placed for access to good local schools, great transport links, and near to an abundance of local shops and amenities.

This property has been thoughtfully modernised by the current owners and comprises of Entrance porch, hallway, spacious front reception room, an inner hallway that provides access through to ground floor WC and Laundry area, and the truly impressive open plan kitchen/ dining with living area. This impressive family area is ideal for families who love to entertain with bi-folding doors leading out to rear. Heading upstairs is a pleasant landing, two good sized double bedrooms, a generous third bedroom, and the house bathroom.

Externally the property offers ample off road parking over the tarmac driveway. At the rear is a landscaped garden with raised paved seating area and a garage/ office room at the base of the garden. Rear access for vehicles is also available with gated located at the base of the garden. AF 7/8/25 V1 EPC=D







Approach

Via tarmac driveway offering parking for numerous vehicles, block paved edging, double glazed front door to storm porch, further entrance into hall via second double glazed door.

Entrance hall

Ceiling light point, central heating radiator, wood effect herringbone flooring, stairs to first floor accommodation, under stairs access to laundry area and w.c.

Laundry area 3'3" x 6'6" (1m x 2m)

Ceiling light point.

Ground floor w.c.

Double glazed window to front, housing combination boiler, half tiled walls, low level w.c., wash hand basin, tiled effect vinyl flooring.

Reception room 20'0" into bay x 10'9" max (6.1 into bay x 3.3 max)

Double glazed bay window to front, two ceiling light points, two vertical central heating radiators.

Open plan kitchen dining area 20'4" max 17'4" min x 15'8" max 9'10" min (6.2 max 5.3 min x 4.8 max 3.0 min)

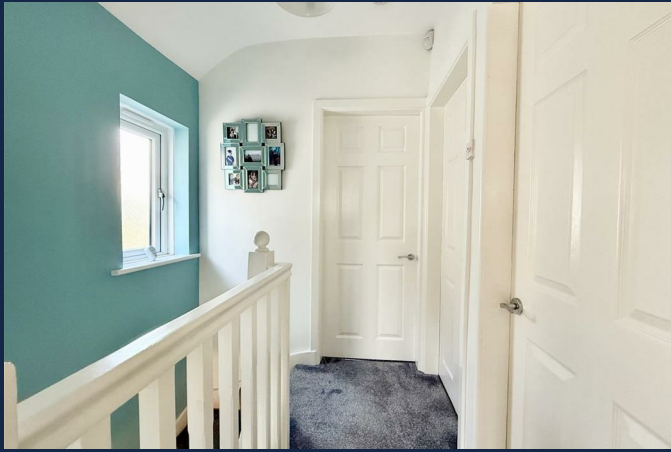
Double glazed bifold doors, double glazed window, double glazed lantern, spotlights to ceiling, range of wall and base units, one and a half bowl sink and drainer, space for wine cooler, hob, extractor, double oven, built in fridge freezer, storage space, vertical central heating radiator, wood effect herringbone flooring.











First floor landing

Obscured double glazed window to side, PIV system.

Bedroom one 13'1" into bay x 8'10" min (4.0 into bay x 2.7 min)

Double glazed bay window to front, ceiling light point, coving to ceiling, built in wardrobes with sliding doors, central heating radiator.

Bedroom two 10'9" x 12'5" max (3.3 x 3.8 max)

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

Bedroom three 7'6" x 9'6" (2.3 x 2.9)

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

Bathroom

Double glazed window to front, ceiling light point, tiled walls, bath with shower over, vanity unit with storage below and low level w.c., central heating towel radiator, wood effect vinyl flooring.

Rear garden

Paved patio area, lawned area, work space outbuilding to the rear, rear access gate.

Work space 12'5" x 14'1" (3.8 x 4.3)

(Originally the garage) with double glazed door and windows.

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 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.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.

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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