

# Grove.

FIND YOUR HOME



9 Cherry Orchard Avenue  
Halesowen,  
B63 3RY

Offers In The Region Of £325,000



A truly well presented 3 bedroomed semi detached family home. Located in a highly desirable location and popular with families due to the great school catchment, abundance of local shops and amenities, and fantastic transport links.

The layout in brief comprises of Entrance Porch, a light and airy hallway with pantry, a front reception room with feature log burner, and an open plan kitchen/diner with sliding patio doors leading out to rear garden.

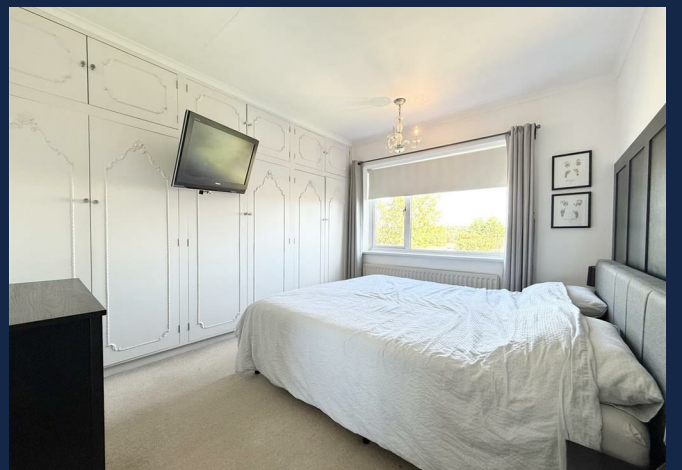
Heading upstairs is a good sized landing, two well proportioned double bedrooms, a third bedroom, and a well presented house bathroom.

Externally the property offers ample off road parking with access also provided to garage. At the rear of the property is a low maintenance garden with decked seating area near to property. AF 25/9/25 V1 EPC=C

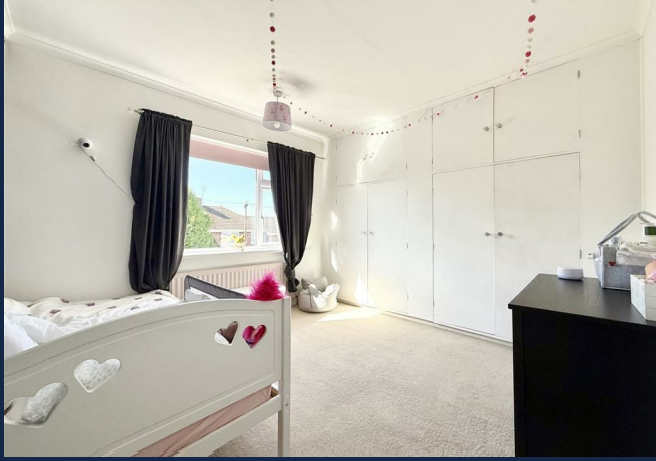












#### Approach

Via paved driveway to front, lawn area, access to garage, double glazed doors into porch.

#### Porch

Double glazed windows to surround, two wall lights, double glazed door with obscured inserts leading into entrance hall.

#### Entrance hall

Ceiling light point, stairs to first floor accommodation, access to pantry, central heating radiator, wood effect laminate flooring.

#### Front reception room 12'5" x 12'9" (3.8 x 3.9)

Double glazed window to front, coving to ceiling, ceiling light point, feature fireplace with oak mantel, central heating radiator.

#### Open plan kitchen diner 11'5" min 20'4" max x 8'2" min 12'1" max (3.5 min 6.2 max x 2.5 min 3.7 max)

Double glazed door to rear garden, double glazed window, sliding patio door to rear garden, coving to ceiling, ceiling light points, wall and base units, wood effect work top, stainless steel sink and drainer, space for cooker, space for dishwasher, storage, tiled effect flooring, breakfast bar. Dining area has wood effect laminate flooring, space for American style fridge freezer, central heating radiator.



#### First floor landing

Double glazed obscured window to side, ceiling light point.

Bedroom one 9'6" excluding wardrobes x 12'1" (2.9 excluding wardrobes x 3.7)

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

Bedroom two 10'9" x 10'5" (3.3 x 3.2)

Double glazed window to front, coving to ceiling, built in wardrobe, central heating radiator.

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

Double glazed window to front, coving to ceiling, loft access hatch, central heating radiator.

#### Bathroom

Two double glazed obscured windows to rear, bath, shower, wash hand basin vanity unit, low level flush w.c., tiled walls, tiled floor, spotlights to ceiling, extractor, central heating towel radiator.

#### Rear garden

Decked seating area, block paved patio, outside tap, step up to lawn area, space for sheds and access to garage.

#### Garage

Having lighting and electrics.

#### 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

#### 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.

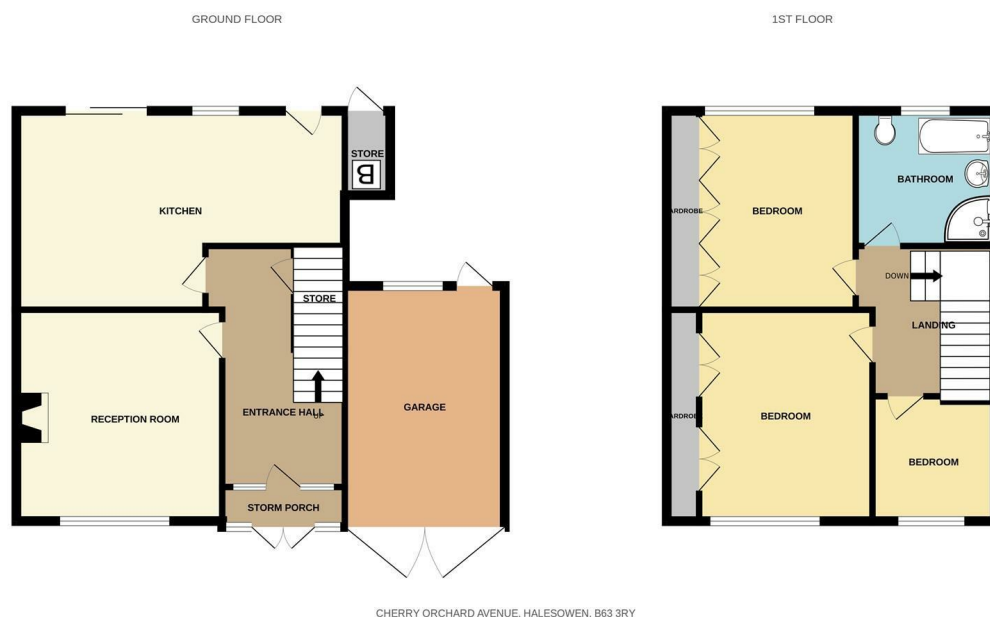
#### Referral Fees

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.



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