

# Grove.

FIND YOUR HOME



14 Rossendale Close  
Halesowen,  
West Midlands  
B63 2BJ

Offers In The Region Of £219,950



This well presented bungalow is offered for sale with no upward chain and is situated within a quiet cul de sac location enjoying pleasant views. The accommodation briefly comprises a fitted kitchen, spacious lounge, two bedrooms, bathroom, off road parking and private rear garden.

The property offers comfortable single storey living and would be ideal for those looking to downsize or anyone seeking a peaceful residential setting with the added benefit of good transport links and access to local amenities. JE V1 13/05/2026 EPC=C







#### Approach

Via tarmac pathway with lawn area having plant beds to the front, pathway giving access to wrought iron gate, side access to front and rear garden.

#### Entrance hall

Central heating radiator, coving to ceiling.

#### Kitchen 9'2" x 7'6" (2.8 x 2.3)

Dual aspect double glazed windows to front and side, central heating radiator, coving to ceiling, range of matching wall and base units, tiled splashbacks, cupboard housing central heating boiler, integrated four ring gas hob, cooker, stainless steel extractor fan, space for tumble dryer/fridge freezer, washing machine and further space for fridge, stainless steel sink with mixer tap and drainer, tiled flooring.

#### Lounge 16'8" min 18'4" max into bay x 9'10" (5.1 min 5.6 max into bay x 3.0)

Double glazed bay window to front, coving to ceiling, central heating radiator, feature fire with surround and tiled hearth.

#### Bedroom one 12'9" x 9'6" max 7'6" min (3.9 x 2.9 max 2.3 min)

Double glazed window to rear, central heating radiator, fitted wardrobes and access to loft.

#### Bedroom two 8'6" max 6'10" min x 7'10" (2.6 max 2.1 min x 2.4)

Double glazed window to rear, central heating radiator, coving to ceiling, door to storage cupboard.



GROUND FLOOR



## Bathroom

Double glazed obscured window to side, pedestal wash hand basin, vertical central heating radiator, panelled bath with mixer tap and shower over, low level flush w.c. with storage cupboard above and tiled walls.

## Outside

To the side of the property is cold water tap, block paved patio area, garden shed, steps up to lawn with mature shrub borders and fencing.

## 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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