

Grove.

FIND YOUR HOME



14 Pershore Road
Halesowen,
B63 4QJ

Guide Price £360,000



On Pershore Road in Halesowen, this home presents excellent opportunity for families and individuals alike. The location is particularly appealing, being located within the Huntlands estate and within close proximity to local amenities of Halesowen Town, including shops and transport links.

The property itself offers a driveway with raised stone chipping beds to the front and a side passage leading to the entrance door and access to the garden. The entrance hall offers stairs rising to the first floor and doors into the two reception rooms, one at the front and one to the rear of the property with access into the garden. The kitchen is rear facing with doors into a utility space and w.c.. Upstairs are three bedrooms and a family bathroom. The garden is low maintenance with a variation of patios.

With its comfortable living spaces and prime location, it is sure to attract interest. Do not miss the chance to make this charming residence your own. JH 19/06/2026 V1 EPC=D







Approach

Via block paved driveway providing ample parking, raised stone chipping and rockery area with a variety of shrubs, access via double glazed side door into the entrance hall.

Entrance hall

Central heating radiator, stairs with under stair storage and doors to front and rear reception rooms.

Lounge 20'0" x 8'10" (6.1 x 2.7)

Double glazed window to front, vertical central heating radiator, ceiling light point with fan.

Reception room two 11'5" x 16'0" (3.5 x 4.9)

Double glazed French doors to rear, central heating radiator, feature fireplace with surround, ceiling coving, door into kitchen diner.

Downstairs w.c.

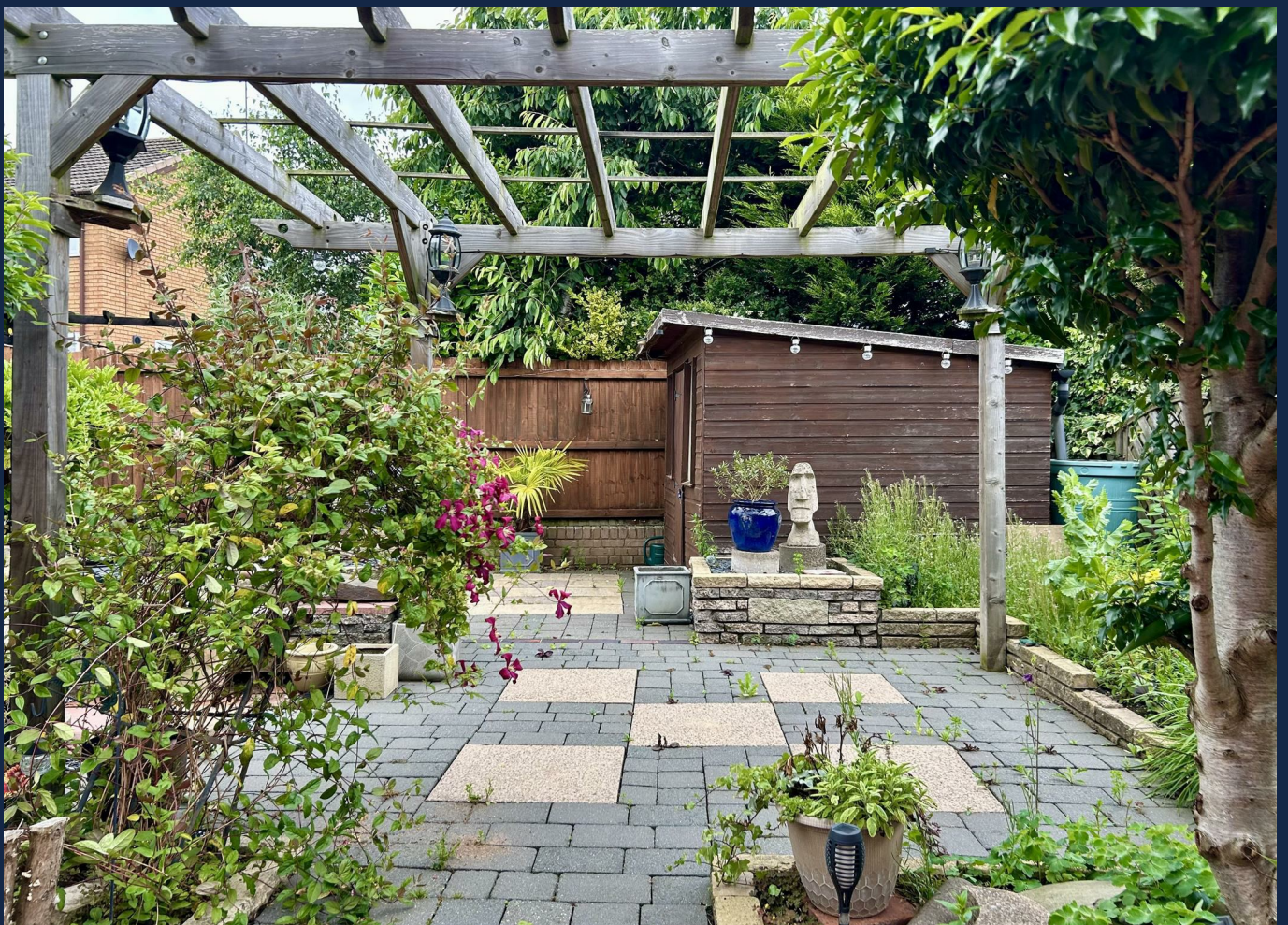
Wash hand basin, w.c., coving to ceiling.

Kitchen Diner 16'0" x 8'6" (4.9 x 2.6)

Double glazed window to rear, double glazed window to side, door to side, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, integrated oven and grill, one and a half bowl sink with mixer tap and drainer, integrated hob, extractor and integrated fridge, doors to utility space and w.c.









Utility 5'10" x 4'3" (1.8 x 1.3)

Central heating boiler, coving to ceiling, space for washing machine, tumble dryer and fridge.

First floor landing

Loft access, doors into three bedrooms and bathroom.

Bedroom one 13'9" x 11'1" (4.2 x 3.4)

Double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom two 11'5" x 7'10" (3.5 x 2.4)

Double glazed window to front, central heating radiator, coving to ceiling, fitted cupboard.

Bedroom three 8'6" x 8'2" (2.6 x 2.5)

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

Bathroom

Double glazed obscured window to rear, corner bath with shower over, low level flush w.c., pedestal wash hand basin, central heating radiator, vertical

central heating towel rail, double glazed obscured window to side.

Rear garden

Block paved patio with steps up to a further patio with raised beds and pergola and shed.

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 D

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.

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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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