

# Grove.

FIND YOUR HOME



15 Linden Glade Stourbridge Road  
Halesowen,  
West Midlands  
B63 3UP

Offers In The Region Of £170,000



An immaculately presented one bedroom terraced bungalow, located in the highly sought after Linden Glade, a retirement complex for over 55's. This property has no upward chain and benefits from a good position for transport links, close proximity to the centre of Halesowen and an abundance of local shops and amenities.

The layout in brief comprises of an entrance hall, kitchen, lounge with door into the communal gardens, bedroom and shower room. Externally the development offers secure gated access, visitor entrance/parking, tarmac pathway and shared communal gardens with feature fish pond. Leasehold JH 30/03/2026 V1 EPC=C







#### Approach

The property is accessed via a pleasant pathway leading to the front door, set within well-maintained communal surroundings.

#### Entrance hall

A double glazed obscure front door opens into the entrance hall, featuring a central heating radiator, loft access, airing cupboard, and wall-mounted controls including the emergency pull cord system. Doors lead to all principal rooms: lounge, bedroom, shower room, and kitchen.

#### Lounge 10'5" x 14'9" (3.2 x 4.5)

A bright and comfortable living space with a double glazed window and door to the rear, allowing for plenty of natural light and direct access outside. The room is complete with a central heating radiator.

#### Kitchen 8'10" x 11'1" max 8'2" min (2.7 x 3.4 max 2.5 min)

Fitted with a range of matching wall and base units with work surfaces over and splashback tiling. There is an integrated oven with hob and extractor hood above, along with space for a fridge freezer and washing machine. A wall-mounted boiler is also housed here. A double glazed window to the front provides natural light.

#### Bedroom 11'5" x 12'1" (3.5 x 3.7)

A well-proportioned bedroom with a double glazed window to the rear and central heating radiator. The room benefits from built-in wardrobes with double opening doors, offering ample storage.

### Shower room

Comprising a low-level flush w.c., vanity style wash hand basin with mixer tap, and a shower enclosure. There is an obscure double glazed window to the front, along with an emergency pull cord for added peace of mind.

### Communal areas

The development benefits from well kept communal gardens and residents' facilities, creating a welcoming and sociable environment. Residents also have access to shared lounge areas and additional amenities (as per Linden Glade standard provisions), designed to support comfortable and independent living

### Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the length of the lease is 136 years from 21st December 2004. The service charge is £246.00 per month.

### Council Tax Banding

Tax Band is B

### 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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