

Grove.

FIND YOUR HOME



319 Stourbridge Road
Halesowen,
West Midlands
B63 3QT

Offers Over £250,000



On Stourbridge Road in Halesowen this end terrace with plenty of character including beams and inglenook fireplace presents a great opportunity for families and first time buyers. Situated in a desirable location this home benefits from easy access to local amenities of Stourbridge Road, schools including Windsor High School and Sixth Form and transport link making it a perfect base for modern living.

The property itself offers a driveway to the front, porch and entrance hall at the heart of the home, opening to the front reception room, kitchen and downstairs w.c.. The front reception room has double opening doors to the snug. Upstairs are three bedrooms and a family bathroom. The garden is tiered, with a patio and steps up to two further lawned areas.

Whether you are looking to settle down or invest, this end terrace house on Stourbridge Road is a wonderful opportunity not to be missed. JH 15/6/26 V1 EPC=D







Approach

Via a block paved driveway with raised stone chipping borders, double glazed obscured glass door into the entrance porch.

Entrance porch

Coving to ceiling, cupboard housing the fuse box, glass door into entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, half height panelling to the walls, doors into reception rooms, w.c., storage room and steps to the kitchen.

Front reception room 11'9" min 13'1" max x 14'1" (3.6 min 4.0 max x 4.3)

Double glazed window to front, central heating radiator, coving to ceiling, ceiling rose, feature fireplace, double opening glass doors into rear reception room.

Rear reception room 12'9" x 10'9" (3.9 x 3.3)

Two double glazed windows to rear, central heating radiator, feature panelling to walls, storage cupboard and inglenook open brick fireplace with beam.

Downstairs w.c.

Double glazed obscured window to side, low level flush w.c., central heating radiator.











Kitchen 9'2" x 12'5" (2.8 x 3.8)

Archway to pantry cupboard currently housing fridge freezer, window to rear and side, obscured door to side, central heating radiator, beams to ceiling, wall and base units with roll top wood effect surface over, splashback tiling to walls, Range Master oven, extractor, space for dishwasher, tumble dryer and washing machine.

First floor landing

Double glazed window to rear, loft access, central heating radiator, doors into bedrooms and bathroom.

Bedroom one 13'1" x 13'9" (4.0 x 4.2)

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

Bedroom two

Bedroom three 8'2" x 9'10" (2.5 x 3.0)

Double glazed window to side, cupboard housing central heating boiler, central heating radiator, feature beam.

Bathroom

Double glazed obscured window to side, central heating radiator, low level flush w.c., bath with mixer tap, pedestal wash hand basin, electric shower.

Rear garden

Slabbed patio area, steps to lawn area and further steps to further lawn area.

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.

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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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Made with Homage 10/20

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