

# Grove.

FIND YOUR HOME



16 Colman Hill Avenue  
Halesowen,  
West Midlands  
B63 2BA

Offers In The Region Of £235,000



On Colman Hill Avenue in Halesowen, this delightful semi-detached home presents NO UPWARD CHAIN and an excellent opportunity for first-time buyers looking to step onto the property ladder. The property boasts a stylish interior, stunning far-reaching views, and a prime location. Halesowen is well known for its excellent local amenities, including the shops of Halesowen Town, well-regarded schools, and nearby parks, making it an ideal setting for those seeking a balanced lifestyle.

The property features a stone-chipping driveway with steps leading down to the entrance. Accessed via a front-facing door, the accommodation briefly comprises an entrance hall, a welcoming reception room, and a modern, spacious kitchen-diner. To the rear is a porch providing access to the downstairs W.C. Upstairs, there are three well-proportioned bedrooms and a contemporary family shower room. The property also benefits from a garden to the rear, offering a pleasant outdoor space to enjoy.

With its attractive features and convenient location, this semi-detached home on Colman Hill Avenue is a wonderful place to call home. Don't miss the opportunity to make it your own. JH 05/03/2026 V2 EPC=C







#### Approach

Via stone chipping driveway with steps down to double glazed obscured door into entrance hall.

#### Entrance hall

Stairs to first floor accommodation, door way into lounge.

Lounge 11'9" x 13'1" min 14'1" max (3.6 x 4.0 min 4.3 max)

Double glazed window to front, central heating radiator, door way into kitchen.

Kitchen 7'6" min 11'5" max x 17'4" max 9'2" min (2.3 min 3.5 max x 5.3 max 2.8 min)

Double glazed window to rear, central heating radiator, matching wall and base units with roll top surface over, splashbacks to wall, space for washing machine and dishwasher, one and a half bowl sink with mixer tap and drainer, integrated oven, hob, extractor, double glazed window to side, door into under stairs pantry, door way into rear porch.

#### Rear porch

Double glazed obscured door to the rear garden and sliding door to downstairs w.c.

#### Downstairs w.c.

Double glazed obscured window to rear, wash hand basin, mixer tap, low level w.c. and fitted storage.

#### First floor landing

Double glazed window to side, loft access, doors to three bedrooms and shower room.







#### Shower room

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

#### Bedroom one 11'1" x 11'9" (3.4 x 3.6)

Double glazed window to front, central heating radiator.

#### Bedroom two 8'2" x 11'9" (2.5 x 3.6)

Double glazed window to rear, central heating radiator.

#### Bedroom three 7'10" x 8'6" (2.4 x 2.6)

Double glazed window to rear, central heating radiator.

#### Garden

The garden is tiered and has a lawn and patio 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 A

#### 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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