

# Grove.

FIND YOUR HOME



69 Century Way  
Halesowen,  
West Midlands  
B63 2TQ

Offers In The Region Of £140,000





This top-floor apartment on Century Way offers beautifully presented, move-in-ready accommodation, ideal for first-time buyers or investors alike. Benefitting from allocated parking as well as visitor parking, the property combines convenience with comfort. Ideally situated, the location provides excellent access to local amenities, shops, and transport links, making it a perfect choice for those seeking both tranquillity and connectivity.

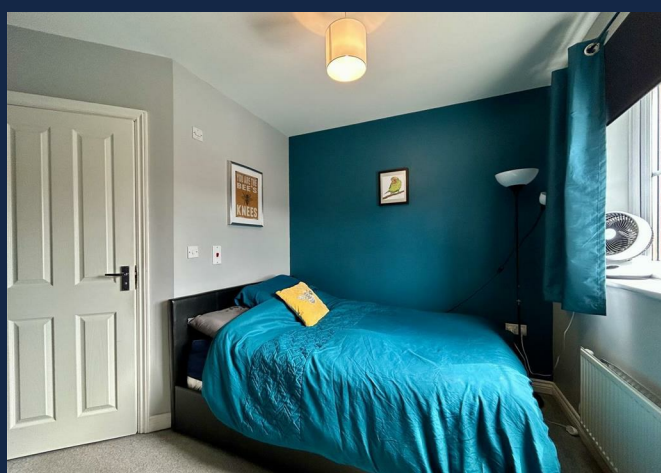
Accessed via a secure intercom entry system, the communal hallway leads to a private entrance hall. The apartment comprises a bright and spacious open-plan lounge/kitchen with a Juliet balcony, two well-proportioned bedrooms, a family bathroom, and a useful storage cupboard. The principal bedroom further benefits from its own en-suite shower room.

This fantastic apartment on Century Way presents an excellent opportunity for first-time buyers and prospective landlords alike. Leasehold. JH 21/05/2026 EPC=C

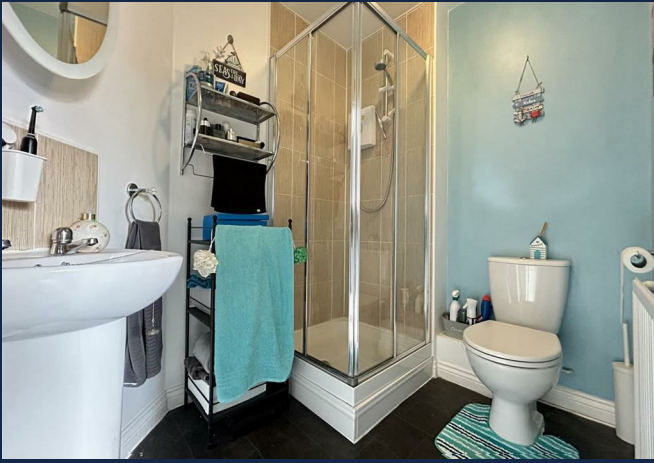












#### Private entrance hall

Doors into two bedrooms, living area, bathroom and cupboard housing the fuse box.

#### Lounge and kitchen area 17'8" x 12'5" (5.4 x 3.8)

Double opening doors to Juliet balcony, double glazed window to side, two central heating radiators, matching high gloss wall and base units with square top surface over, splashback tiling to walls, sink with mixer tap and drainer, space for washing machine, integrated oven, hob, extractor, space for fridge freezer, central heating boiler.

#### Bedroom one 7'10" x 9'10" (2.4 x 3.0)

Double glazed window, central heating radiator, door to en-suite.

#### En-suite

Low level flush w.c., central heating radiator, pedestal wash hand basin, electric shower.

#### Bedroom two 8'6" x 9'10" (2.6 x 3.0)

Double glazed window and central heating radiator.

#### Bathroom

Central heating radiator, low level flush w.c., bath with shower over, pedestal wash hand basin.

## GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are not guaranteed and no guarantee as to their operating or efficiency can be given.

Mark and Morgan Ltd

### 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. The length of lease is 125 years from 1st January 2007. The service charge per annum is £920.00 with a ground rent of £150.00 per annum.

### 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.

### 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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