

Grove.

FIND YOUR HOME



83 Blakedown Road
Hayley Green, Halesowen,
West Midlands
B63 4NQ

Offers Over £160,000



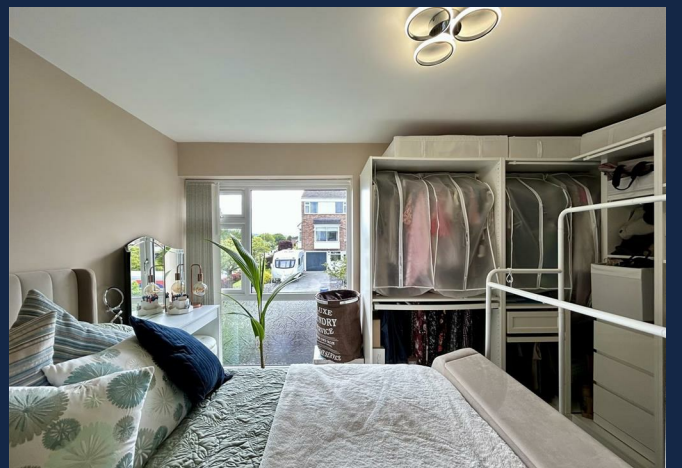
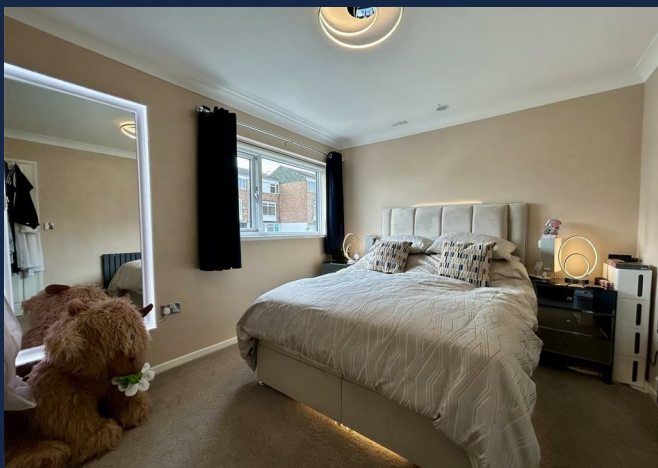
CASH PURCHASE ONLY DUE TO SHORT LEASE

Situated on the desirable Blakedown Road in Halesowen, this beautifully renovated first-floor apartment presents an excellent opportunity for buyers seeking a stylish home with stunning views. Ideally located, the property enjoys convenient access to a range of local amenities, including shops, schools and parks, while benefiting from a welcoming and well-established community atmosphere.

Externally, the property benefits from a wraparound rear garden, with a quarter share of the grounds allocated to the apartment, offering a pleasant outdoor space to enjoy. Access is gained via a communal entrance hall with stairs rising to the first floor. Internally, the apartment has been thoughtfully modernised throughout and briefly comprises a private entrance hall leading to the contemporary fitted kitchen and spacious lounge. The modern kitchen features a useful pantry for additional storage. The lounge enjoys beautiful panoramic views and opens into an inner hallway, where double doors provide access to fitted storage. From here, doors lead to two well-proportioned bedrooms and a stylish family bathroom.

Further benefiting from a garage en bloc, this charming apartment combines modern living with a sought-after location, making it an ideal opportunity for buyers looking to settle in Halesowen. Early viewing is highly recommended to fully appreciate everything this property has to offer. JH 24/07/2026 V2 EPC=C







Approach

Via entrance door and stairs to the first floor giving access to double glazed obscured door and side windows into private entrance hall.

Entrance hall

Central heating radiator, door way into kitchen and lounge.

Kitchen 7'2" x 9'6" (2.2 x 2.9)

Double glazed window, high gloss wall and base units with square top quartz work surface over, induction hob, extractor, one and a half bowl sink with drainer, integrated washing machine, dishwasher, fridge freezer, double oven, door into pantry housing electric meter and fuse box, central heating boiler.

Lounge 15'8" x 13'1" (4.8 x 4.0)

Media wall, double glazed bay window, central heating radiator, coving to ceiling, loft access, double opening doors to storage cupboard, doors to two bedrooms and bathroom.

Bathroom

Double glazed obscured window, vertical central heating radiator, vanity unit including wash hand basin with mixer tap and low level w.c., bath with monsoon shower head over.

Bedroom one 9'10" x 12'5" (3.0 x 3.8)

Double glazed window, central heating radiator, coving to ceiling.





GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan presented here, 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Works with Materials 1/2020

Bedroom two 13'1" x 9'10" (4.0 x 3.0)
Double glazed window, central heating radiator.

Garage 17'4" x 8'6" (5.3 x 2.6)
Up and over door.

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 99 years from 24th June 1965. There is a service charge paid half yearly of £455.25

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.