

Grove.

FIND YOUR HOME



29 Drews Holloway South
Halesowen,
West Midlands
B63 2AD

Offers In The Region Of £170,000



IDEAL FOR FIRST TIME BUYERS & YOUNG FAMILIES! A spacious two bedroomed semi detached property ideally located for access to local shops and facilities, good transport links and near to popular local schools.

The layout in brief comprises of Entrance hall, ground floor w.c., a front facing kitchen, a dual aspect lounge with potential dining area with patio door leading out to rear garden. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, the main bedroom benefitting from built-in storage and the house bathroom.

Externally the property has a good sized front garden, a side access to rear. At the rear of the property is a paved seating area, good sized garden with paved footpath leading to the end of garden.

Viewing is highly advised. AF 5/6/26 V1 EPC=D







Approach

Via double glazed front door into entrance hall.

Entrance hall

Ceiling light point, stairs to first floor accommodation, access to ground floor w.c., kitchen and lounge diner, central heating radiator, wood effect laminate flooring.

Kitchen 12'5" x 10'5" (3.8 x 3.2)

Double glazed window to front, ceiling light point, coving to ceiling, range of wall and base units, stone effect work top, stainless steel sink and drainer, built in four ring hob, built in oven, space for washing machine, integrated dishwasher, space for American style fridge freezer, central heating radiator tiled flooring, tiled splashbacks.

Downstairs w.c.

Double glazed obscured window to side, ceiling light point, low level w.c., tiled splashback, central heating towel radiator, wash hand basin with splashback, wood effect laminate flooring.

Lounge/diner 10'9" x 17'0" (3.3 x 5.2)

Double glazed window to front, double glazed door to rear garden, two ceiling lights, central heating radiator, wood effect laminate flooring.

First floor landing

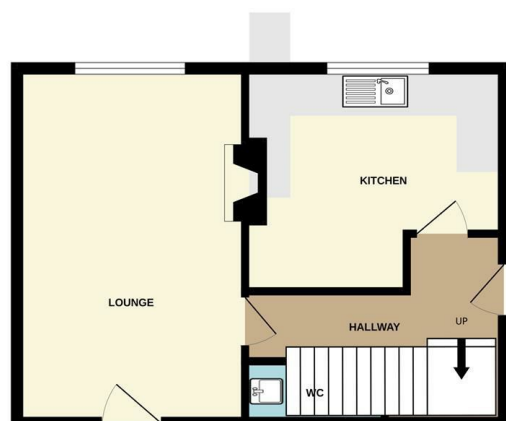
Double glazed window to rear, ceiling light point, loft access hatch.



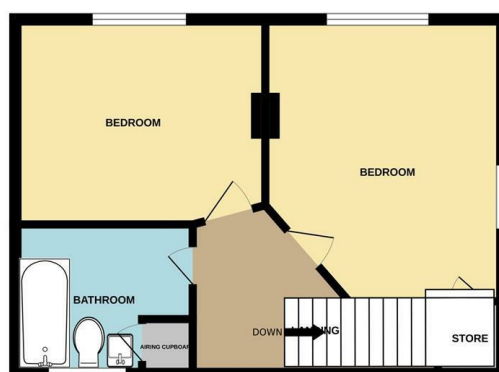




GROUND FLOOR



1ST FLOOR



DREWS HOLLOWAY SOUTH, HALESOWEN, B63 2AD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom one 13'9" x 11'9" (4.2 x 3.6)

Double glazed window to front and side, ceiling light point, central heating radiator, built in wardrobes over stair bulk head, wood effect laminate flooring.

Bedroom two 11'9" x 10'2" (3.6 x 3.1)

Double glazed window to front, central heating radiator, ceiling light point, wood effect laminate flooring.

Bathroom

Double glazed obscured window to rear, ceiling light, bath with shower over with monsoon shower head, low level w.c., wash hand basin, splashback tiling, storage cupboard housing central heating boiler, central heating radiator, wood effect laminate flooring.

Rear garden

Paved seating area, good sized lawn having pathway leading to rear, outbuilding, mature border, access to front.

Parking

To the front of the property there are shared bay parking areas. This area does need to be maintained by the owner of this property.

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 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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