

Grove.

FIND YOUR HOME



4 Silver Innage
Halesowen,
West Midlands
B63 2PP

Offers In Excess Of £195,000



OFFERED FOR SALE WITH NO ONWARD CHAIN! A well proportioned 3 bed roomed semi detached family home offering the new owners the potential to their own stamp to a property. Silver Innage is a popular location and is well placed for access to good transport links, popular local schools, and near to an abundance of local shops an amenities.

The layout in brief comprise of Entrance porch, hallway, spacious living area, and a breakfast kitchen with store cupboard/ pantry. Heading upstairs is a pleasant landing 2 good sized double bedrooms, a generous third, and the house bathroom.

Externally the property offers ample off road parking with garage access and side gate leading to rear. At the rear of the property is a large landscaped garden tiered away from the property with multiple seating areas.

Property must be seen to be appreciated. AF 24/10/25 V1 EPC=D







Approach

Via tarmac driveway with block paved edging, side access to rear garden and access to garage. Double glazed front door into porch.

Porch

Double glazed window to side, door into entrance hall.

Entrance hall

Ceiling light point, central heating radiator, stairs to first floor accommodation, under stairs storage.

Lounge 11'5" x 18'0" (3.5 x 5.5)

Double glazed window to rear, ceiling light point, two central heating radiators, gas fireplace with surround.

Breakfast kitchen 6'6" x 14'5" (2.0 x 4.4)

Double glazed window to rear, ceiling light point, central heating boiler, double glazed obscured door to side, central heating radiator, range of wall and base units with wood effect work top, stainless steel sink and drainer, space for cooker, space for washing machine, wood effect vinyl flooring, pantry/store cupboard with lighting.

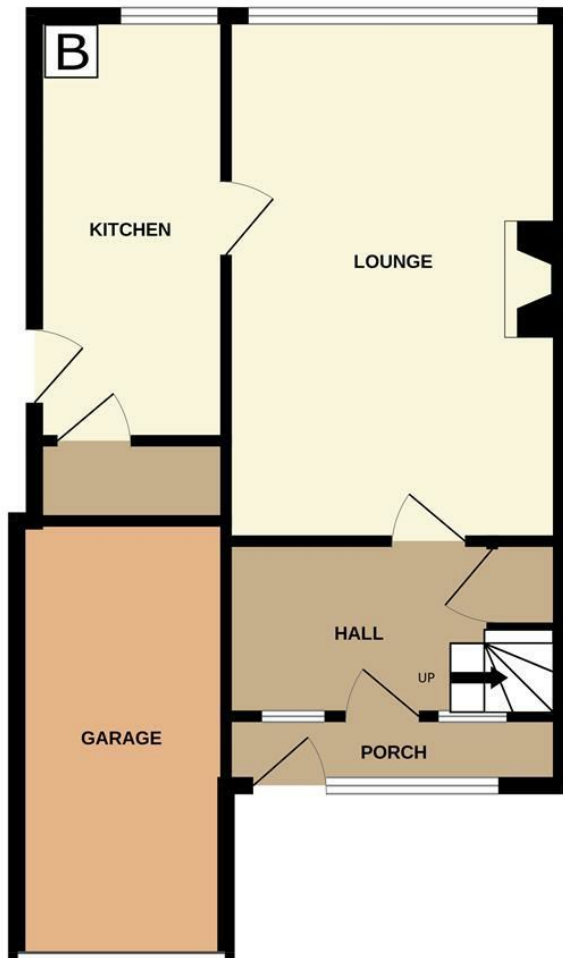
First floor landing

Ceiling light point, loft access.

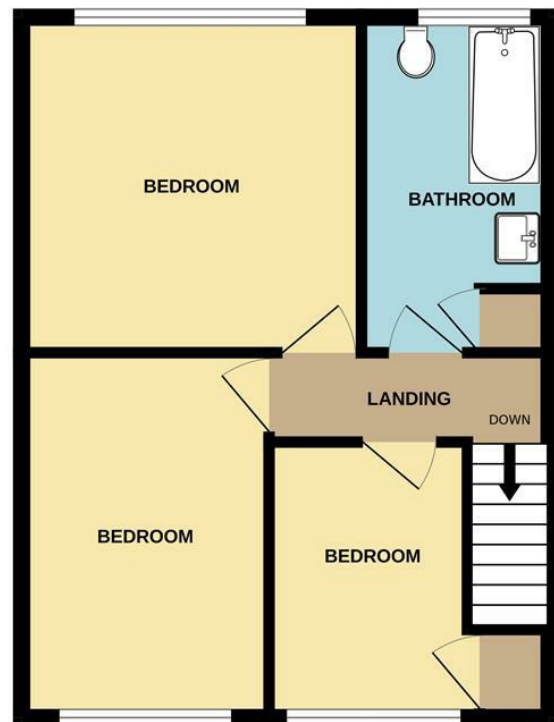
Bedroom one 11'5" x 12'1" (3.5 x 3.7)

Double glazed window to rear, central heating radiator, ceiling light point.

GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 sq.m.) approx.

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 two 8'2" x 12'5" (2.5 x 3.8)
Double glazed window to front, ceiling light point,
central heating radiator.

Bedroom three 6'2" x 9'6" (1.9 x 2.9)
Double glazed window to front, central heating
radiator, ceiling light point, storage cupboard over
stair bulk head.

Bathroom
Double glazed obscured window to rear, ceiling
light point, bath with tiling to walls, low level w.c.,
wash hand basin, central heating radiator, storage
cupboard housing hot water tank.

Rear garden
Having paved seating area with shed and
greenhouse, steps to first tier with a gravelled area
for seating, further steps to lawn with pond and a
further paved area with shed to the rear.

Garage 7'10" x 13'5" (2.4 x 4.1)
Up and over door to front.

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 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.

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