

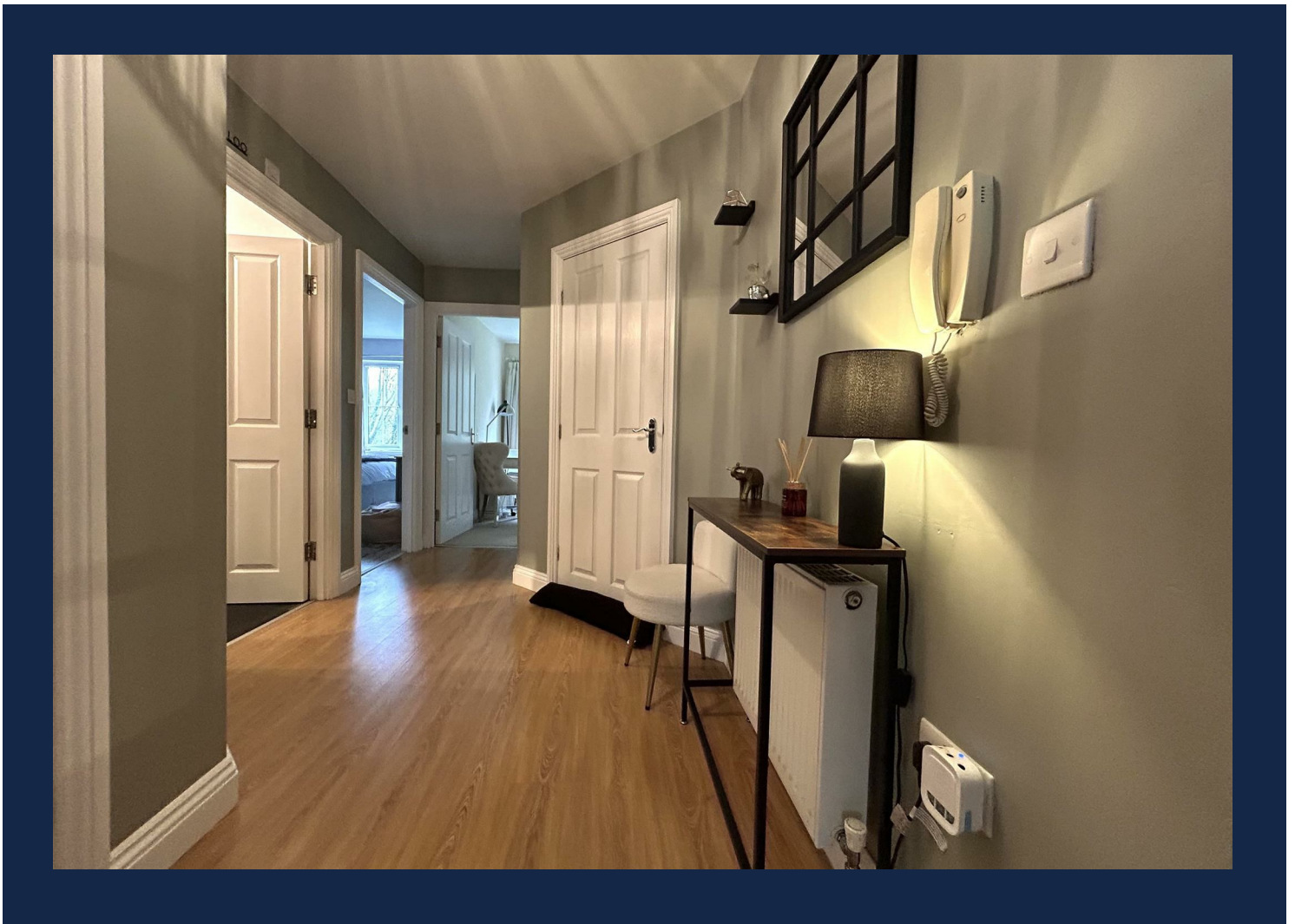
# Grove.

FIND YOUR HOME



117 Haden Arch Court Haden Hill Road  
Halesowen,  
West Midlands  
B63 3NF

Offers In The Region Of £150,000



This well presented two bedroom first-floor apartment is located in the sought after area of Halesowen, conveniently close to a range of local amenities including shops, supermarkets and schools. The property also benefits from excellent transport links, with easy access to major road networks such as the M5 and regular bus routes providing connections to Birmingham and surrounding areas. The apartment features a bright and modern open plan living and kitchen area, creating a spacious and welcoming environment ideal for both relaxing and entertaining.

There are two generously sized bedrooms, along with a contemporary bathroom fitted with both a bath and shower. The apartment also benefits from two large storage cupboards, providing excellent practical space.

Finished to a modern standard throughout, the property enjoys plenty of natural light, enhancing its fresh and airy feel. Externally, there is one allocated parking space for added convenience.

Situated at 117 Haden Arch Court on Haden Hill Road B63 3NF, this attractive apartment would be ideal for first-time buyers, downsizers, or investors alike. Leasehold. JE V1 27/03/2026 EPC=C







#### Approach

Via a tarmac parking area leading to front giving access to:

#### Entrance hall

Double opening storage cupboard, second storage cupboard, central heating radiator, doors to open plan lounge/kitchen, two bedrooms and bathroom.

lounge area 17'4" x 11'1" (5.3 x 3.4)

Two double glazed windows to front, central heating radiator.

Kitchen area 10'2" x 6'10" (3.1 x 2.1)

Range of matching wall and base units, complementary surfaces over, splashbacks, one and a half bowl sink with drainer and mixer tap, integrated oven, four ring gas hob, fridge, freezer, washing machine, cupboard housing central heating boiler.

Bedroom one 13'1" max 10'5" min x 10'2" (4.0 max 3.2 min x 3.1)

Double glazed window to rear, central heating radiator, door to wardrobe/storage.

Bedroom two 9'2" x 6'10" (2.8 x 2.1)

Double glazed window to rear, central heating radiator, door to wardrobe/storage.



### Bathroom

Part tiled walls, central heating radiator, panelled bath with mixer tap over, pedestal wash hand basin with mixer tap, low level flush w.c., shower cubicle.

### Outside

There is one allocated parking space and four visitor spaces.

### 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 lease is 99 years from 29th September 2004 with an annual service charge of £1834.69 and an annual ground rent of £500.00.

### 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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