

Grove.

FIND YOUR HOME



25 Belbroughton Road
Halesowen,
West Midlands
B63 4NB

Offers In The Region Of £325,000



OFFERED FOR SALE WITH NO ONWARD CHAIN. Ideal for families! This well appointed family home is located in a highly sought after area of Halesowen. Belbroughton Road is well placed for access to local shops and other facilities, good transport links, and near to very popular local schools.

The layout in brief comprises of Entrance in to the front reception area with store cupboard, ground floor WC, a rear facing lounge with sliding patio doors leading out to the rear garden, and a rear facing kitchen/ diner with uPVC door leading out to side. Heading upstairs is a pleasant landing with loft access hatch, an impressive rear main double bedroom, a second truly impressive double bedrooms offering stunning views over to Clent Hills, a well proportioned 3rd bedroom, and the house bathroom.

Externally the property offers off road parking over the block paved driveway alongside garage and side access. At the rear of the property is a low maintenance garden with paved seating areas near the property and at the base of the garden to take advantage of the sun throughout the day. AF 28/5/26 V1 EPC=D







Approach

Via block paved driveway and edging, shaped lawn with mature plant areas, double glazed front door into reception room.

Reception room 10'9" x 14'1" (3.3 x 4.3)

Stairs to first floor accommodation, double glazed bow window to front, ceiling light and rose, coving to ceiling, two central heating radiators, wood effect laminate flooring, built in cloaks cupboard, access to ground floor w.c., French doors to rear reception room.

Downstairs w.c.

Double glazed obscured window to front, extractor fan, ceiling light point, coving to ceiling, low level flush w.c., part tiled wall, wash hand basin with splashback, central heating radiator, tiled flooring.

Rear lounge 7'10" x 17'0" (2.4 x 5.2)

Double glazed sliding door to rear garden, two ceiling light points, coving to ceiling, central heating radiator, feature fireplace with hearth.

Refitted kitchen 7'10" x 15'5" (2.4 x 4.7)

Double glazed window to side and rear, double glazed door to rear garden, Shaker design kitchen with wood effect work surface, tiled surrounds, built in fridge freezer, ceramic sink with drainer, electric hob, extractor, oven, central heating radiator, spotlights, ceiling light point to dining area, wood effect flooring.

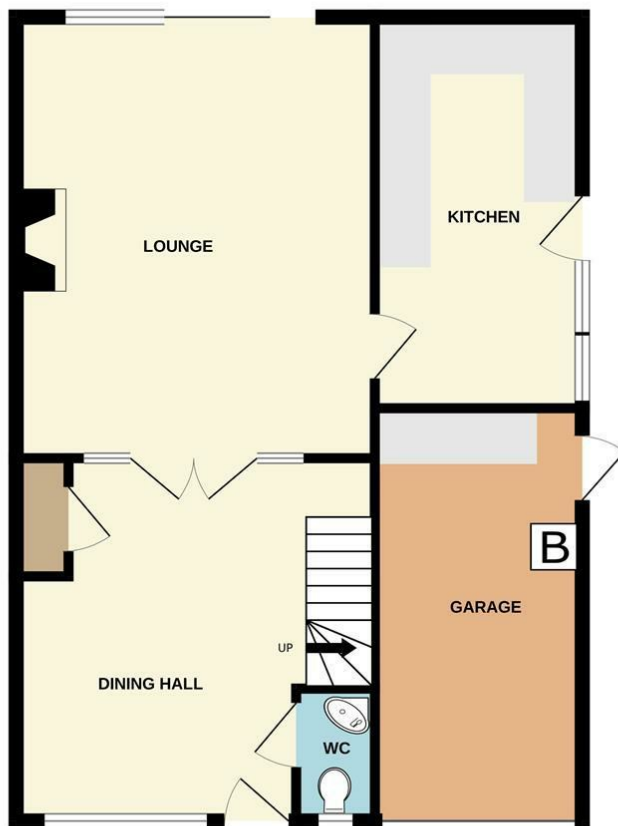








GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 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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First floor landing

Ceiling spotlights, access to loft, double glazed obscured window to side.

Bedroom one 13'9" x 11'9" (4.2 x 3.6)

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

Bedroom two 10'9" x 13'1" (3.3 x 4.0)

Double glazed window to front with far reaching views, ceiling light point, coving to ceiling, central heating radiator.

Bedroom three 7'10" x 11'9" (2.4 x 3.6)

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

Bathroom

Double glazed obscured window to side, ceiling spotlights, shaver point, tiled walls, tiled vinyl floor, shower cubicle with tiled surround, bath, low level w.c., wash hand basin, central heating towel radiator.

Rear garden

Block paved patio area, side access to front, brick walls with steps, mature borders, lawn area, second patio gravelled area.

Garage 7'2" min 7'10" max x 16'8" (2.2 min 2.4 max x 5.1)

Up and over door to front, double glazed door to garden, eaves area, consumer unit, gas meter, central heating boiler. There is a utility area with work top, wall and base units, tiled floor, stainless steel sink and drainer and shelving.

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 D

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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