

# Grove.

FIND YOUR HOME



64 Brett Young Close  
Halesowen,  
West Midlands  
B63 3BJ

Asking Price £135,000

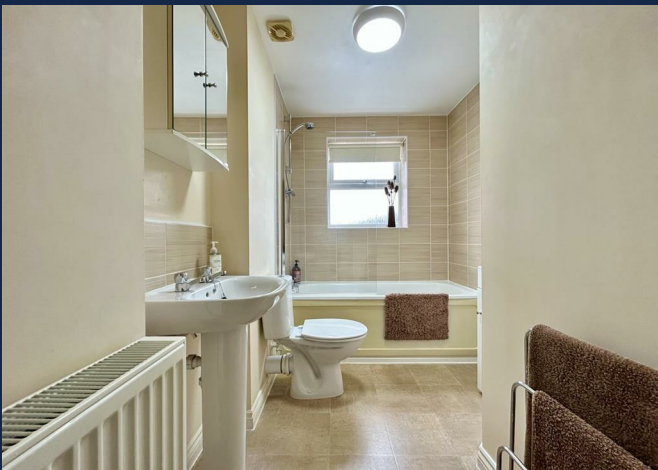


Located in the desirable area of Brett Young Close, Halesowen, this South facing, well-presented first-floor apartment is ideally situated within walking distance of a wide range of local amenities, including the shops and cafés of Halesowen Town Centre, as well as nearby parks and green spaces. The area also benefits from excellent public transport connections and convenient access to motorway links, making it ideal for commuting to surrounding towns and cities.

The property is situated on the first floor and briefly comprises an entrance hall with fitted storage, with doors leading to a spacious lounge featuring a South facing Juliet balcony and access to the fitted kitchen. There is also a generously sized double bedroom and a bathroom completing the internal accommodation. Externally, the property benefits from an allocated parking space (within eye reach of the lounge, adding additional security) along with additional visitor parking and communal green spaces.

With its appealing features and convenient location, this apartment is sure to attract strong interest. Early viewing is recommended to fully appreciate the accommodation on offer and the opportunity to make this lovely property your new home. JH 23/03/2026 V4 EPC=C







#### Approach

Via a shared communal block paved parking area with one allocated parking space and additional visitors parking. Communal entrance hall accessed via telecom system. The private entrance door leads to the private entrance hall.

#### Entrance hall

Central heating radiator, intercom system, access to airing cupboard housing fuse box, door into lounge.

#### Lounge 12'5" max 7'6" min x 13'1" (3.8 max 2.3 min x 4.0)

Double glazed window to side, double glazed door to Juliet balcony to the front, central heating radiator, door way into kitchen.

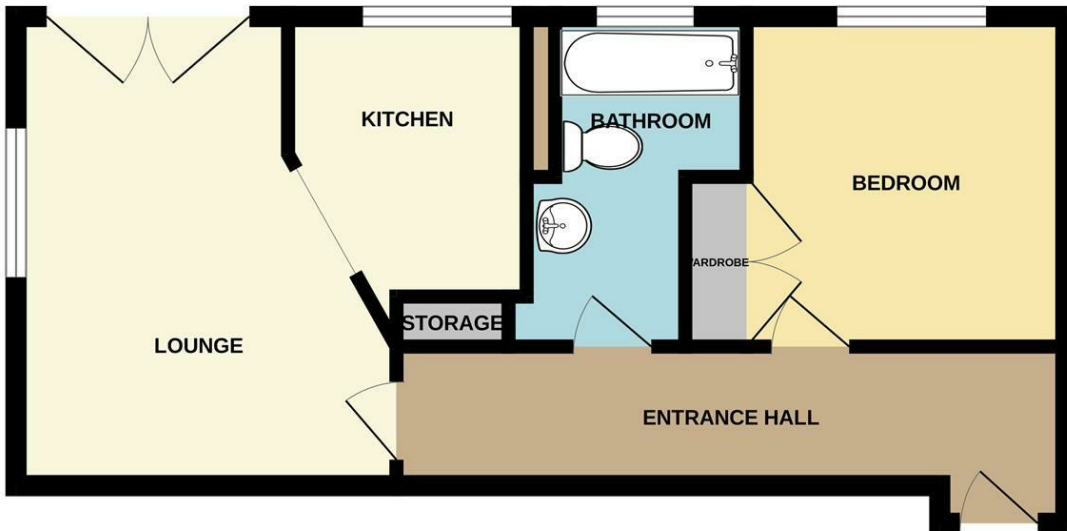
#### Kitchen 7'2" max 4'7" min x 7'2" max 2'11" min (2.2 max 1.4 min x 2.2 max 0.9 min)

Double glazed window to front, wall and base units with square top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, sink with mixer tap and drainer, integrated washing machine, integrated fridge freezer, central heating boiler.

#### Bathroom

Double glazed obscured window to front, vertical central heating radiator, pedestal wash hand basin with splashback tiling, low level w.c., bath with shower over.

## GROUND FLOOR



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 8'10" x 9'6" (2.7 x 2.9)

Double glazed window to front, central heating radiator, double opening doors to built in wardrobe/store.

#### Outside

There is allocated parking and communal green 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 length of lease is 125 years from 1st January 2008. There is an annual service charge of £981.14 and an annual fixed ground rent of £200.00.

#### Council Tax Banding

Tax Band is A

#### 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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