Grove.

FIND YOUR HOME

26 Hartside Close

Halesowen,

West Midlands

B63 1HP

Offers Over £300,000

On the picturesque Hartside Close, Halesowen, this well presented semi detached house presents an excellent opportunity for families and first time buyers alike. With far reaching countryside views to the rear, community setting and close proximity to local amenities and motorway links, the location is ideal.

In brief, the property comprises of a driveway to the front, with gated access to the garden. Inside, the property comprises of an entrance porch, lounge with stairs rising to the first floor and door into the kitchen diner. The kitchen-diner is located at the rear of the property, offering beautiful scenic views and French doors to the rear garden. Upstairs is a central switchback staircase, with access into the three bedrooms and a family bathroom. The garden is lawned with a raised patio.

With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to view this lovely home and envision your future in this delightful setting. JH 23/07/2026 EPC=C




Approach
Via a slabbed driveway, lawn area, double glazed obscured stained glass door into the entrance porch.

Entrance porch
Double glazed window to side, central heating radiator, door into lounge.

Lounge 15'1" x 10'9" (4.6 x 3.3)
Double glazed window to front, central heating radiator, coving to ceiling, feature fireplace with surround, door into the kitchen diner.

Kitchen diner 18'4" x 8'6" (5.6 x 2.6)
Double glazed French doors to rear, double glazed window to rear, central heating radiator, wall and base units, roll top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for washing machine, space for half height fridge and half height freezer, integrated oven, gas hob, extractor.

First floor landing
Loft access, doors into bedrooms and bathroom, double glazed obscured window to side, central heating radiator.

Bedroom one 13'9" x 9'10" (4.2 x 3.0)
Double glazed window to front.

Bedroom two 9'6" x 10'2" (2.9 x 3.1)
Double glazed window to rear, central heating radiator.

Bedroom three 8'6" x 8'6" (2.6 x 2.6)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to rear, vertical central heating towel rail, low level flush w.c., double glazed obscured window to side, shower cubicle, pedestal wash hand basin with mixer tap.

Garage
Up and over door, power and houses the central heating boiler, fuse box and gas meter.

Rear garden
Raised slabbed patio, lawn with slabbed pathway, variety of shrubs and is bordered by fencing, gated access to front driveway.

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 C

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.