

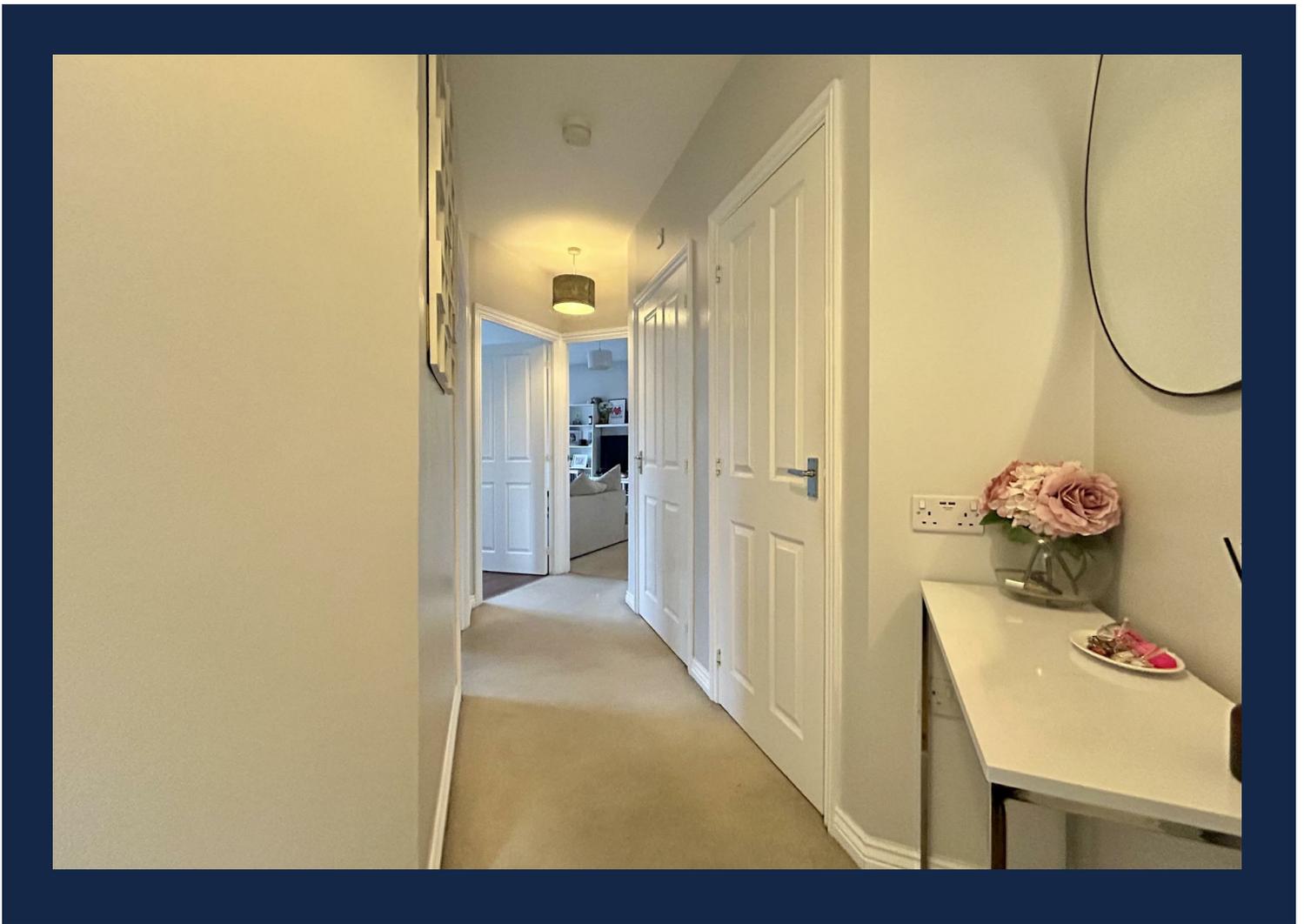
# Grove.

FIND YOUR HOME



60 Century Way  
Halesowen,  
West Midlands  
B63 2TQ

Offers In Excess Of £145,000

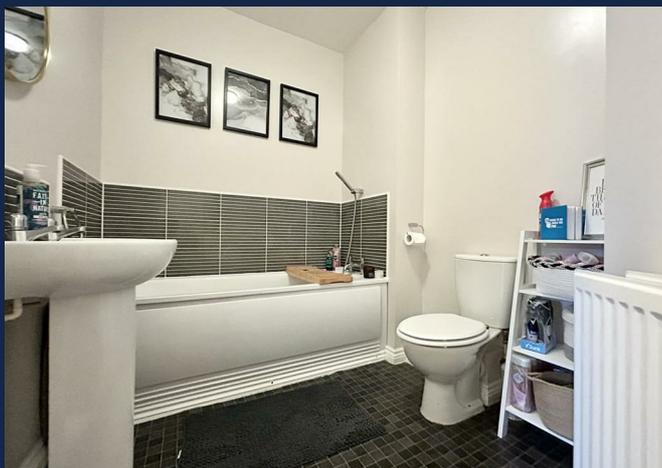


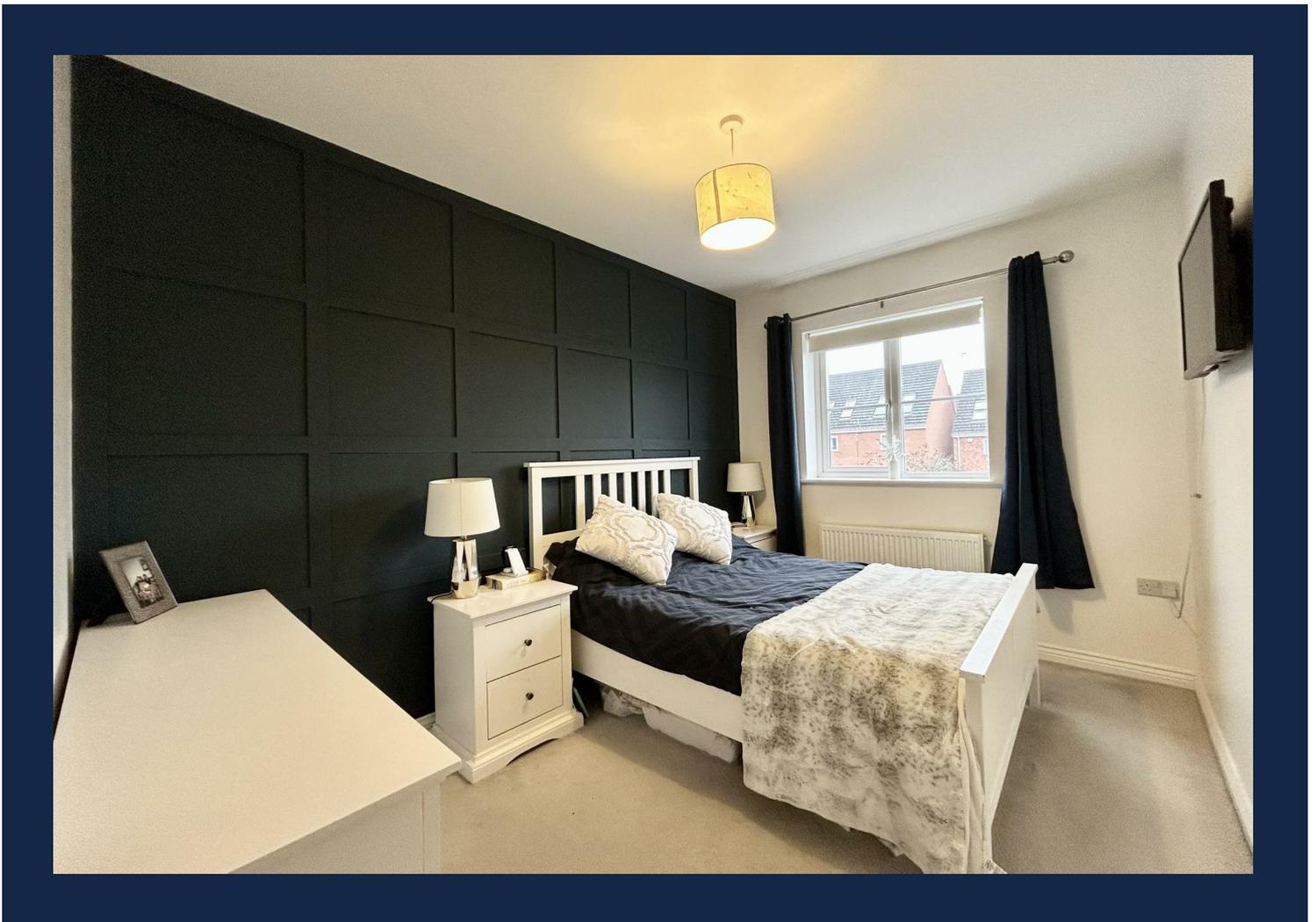
This top floor apartment on Century Way offers move in ready accommodation. For those with a vehicle, the apartment includes allocated parking and visitor parking. The location is well connected, offering easy access to local amenities, shops, and transport links making it an ideal choice for those who appreciate both tranquillity and accessibility.

The communal hall can be accessed via an intercom system. The private entrance hall offers access to a lounge, family bathroom, two bedrooms and storage cupboard. Through the lounge you can access the kitchen. The master bedroom has its own en-suite shower room.

This apartment on Century Way is a wonderful opportunity for first time buyers or potential landlords. Leasehold. JH 14/01/2026 V2 EPC=C







#### Approach

The property is approached via a shared tarmac parking area, providing visitor parking and one allocated parking space. Communal areas are well maintained and give access to the main building. The communal stairs and hall provide access to:

#### Private Entrance

The apartment is accessed via a private door leading directly into the private entrance hall.

#### Entrance Hall

The entrance hall features a central heating radiator, loft access, an intercom system connected to the main front door and a useful storage cupboard. Doors lead to the lounge, two bedrooms and the family bathroom.

#### Lounge 11'5" x 15'5" (3.5 x 4.7)

A well proportioned living space featuring double opening doors to a Juliet balcony allowing natural light to flow into the room. The lounge also benefits from a central heating radiator and a door leading into the kitchen.

#### Kitchen 7'10" x 6'2" (2.4 x 1.9)

The kitchen is fitted with matching high gloss wall and base units with roll top work surfaces and coordinated splashbacks. A double glazed window to the side provides natural light. Additional features include a single bowl sink with mixer tap and drainer, integrated oven with hob, extractor hood above, space and plumbing for a washing machine, space for a fridge freezer and a wall mounted central heating boiler.



#### Bedroom Two 5'10" x 12'1" (1.8 x 3.7)

The second bedroom features a double glazed window to the front and a central heating radiator.

#### Principal Bedroom 8'6" x 11'9" (2.6 x 3.6)

The principal bedroom benefits from a double glazed window to the front, central heating radiator, feature panelling to one wall and a door leading to the en-suite shower room.

#### En-Suite Shower Room

The en-suite is fitted with a corner shower enclosure, low level flush w.c., pedestal wash hand basin with splashback tiling and a vertical heated towel radiator.

#### Family Bathroom

The family bathroom comprises bath with splashback tiling, pedestal wash hand basin with splashback tiling, low level flush w.c. and central heating radiator.

#### Communal Grounds

The communal grounds offer communal bike storage and a communal bin area. The gas and electric meters are housed within the communal areas.

#### 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. The Length of the lease is 125 years from 1st January 2007. The ground rent is £150.00 per annum with an annual service charge of £920.00.

#### 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 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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