

Grove.

FIND YOUR HOME



41 Lightwoods Hill
Bearwood,
West Midlands
B67 5DZ

Offers In Excess Of £325,000



Nestled in the charming area of Lightwoods Hill, Smethwick, this beautifully presented semi-detached home with three well-proportioned bedrooms, is ideal for families or those seeking extra space. One of the standout features of this home is its proximity to Lightwoods Park, a lovely green space perfect for leisurely strolls, picnics, or simply enjoying the outdoors. This location not only offers a peaceful retreat but also easy access to local amenities, schools, and transport links, making it a highly desirable place to live.

The property itself briefly comprises of tarmacadam drive, entrance hall, under stairs storage, two reception rooms with log burners, kitchen, three bedrooms and family shower room. The rear garden is easily maintained, with a patio and garage.

In summary, this semi-detached house on Lightwoods Hill presents an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a spacious family home. JH 7/08/2025 V2 EPC=D







Approach

Via tarmacadam driveway, block paved borders and wall to either side, block paved step up to double glazed obscured front door into entrance hall.

Entrance hall

Central heating radiator, cupboard housing fuse box, under stairs storage housing central heating boiler, panelling to walls, stairs to first floor accommodation, coving to ceiling, doors to reception rooms and kitchen.

Front reception room 13'1" max 12'1" min x 10'9" (4.0 max 3.7 min x 3.3)

Double glazed bay window to front, central heating radiator, coving to ceiling, picture rail, inset multi fuel log burner.

Rear reception room 10'9" max 9'2" min x 12'9" (3.3 max 2.8 min x 3.9)

Double glazed sliding patio door to rear, coving to ceiling, picture rail, central heating radiator, multi fuel log burner.

Kitchen 7'2" x 8'10" (2.2 x 2.7)

Double glazed door to rear garden, double glazed window to rear, wall and base units with square top work surface over, oven and grill, space for dishwasher, space for washing machine, butler sink with mixer tap, splashback tiling to walls, extractor fan, inset ceiling spotlights.









First floor landing

Loft access, panelling to walls, doors to bedrooms and family shower room.

Shower room

Double glazed obscured window to rear, central heating towel radiator, half height tiling to walls, w.c., wash hand basin with mixer tap, shower.

Bedroom one 10'9" max 9'6" min x 10'9" (3.3 max 2.9 min x 3.3)

Double glazed window to front, central heating radiator.

Bedroom two 9'6" x 10'9" min 12'9" max (2.9 x 3.3 min 3.9 max)

Double glazed window to rear, central heating radiator.

Bedroom three 7'10" x 7'2" (2.4 x 2.2)

Double glazed window to front, central heating radiator.

Rear garden

Slabbed patio, astro turf lawn, raised wooden patio with raised stone chipping beds, sliding door into garage, outside tap, gate to shared access to front.

Garage 9'10" x 13'1" (3.0 x 4.0)

Up and over door.

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

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.

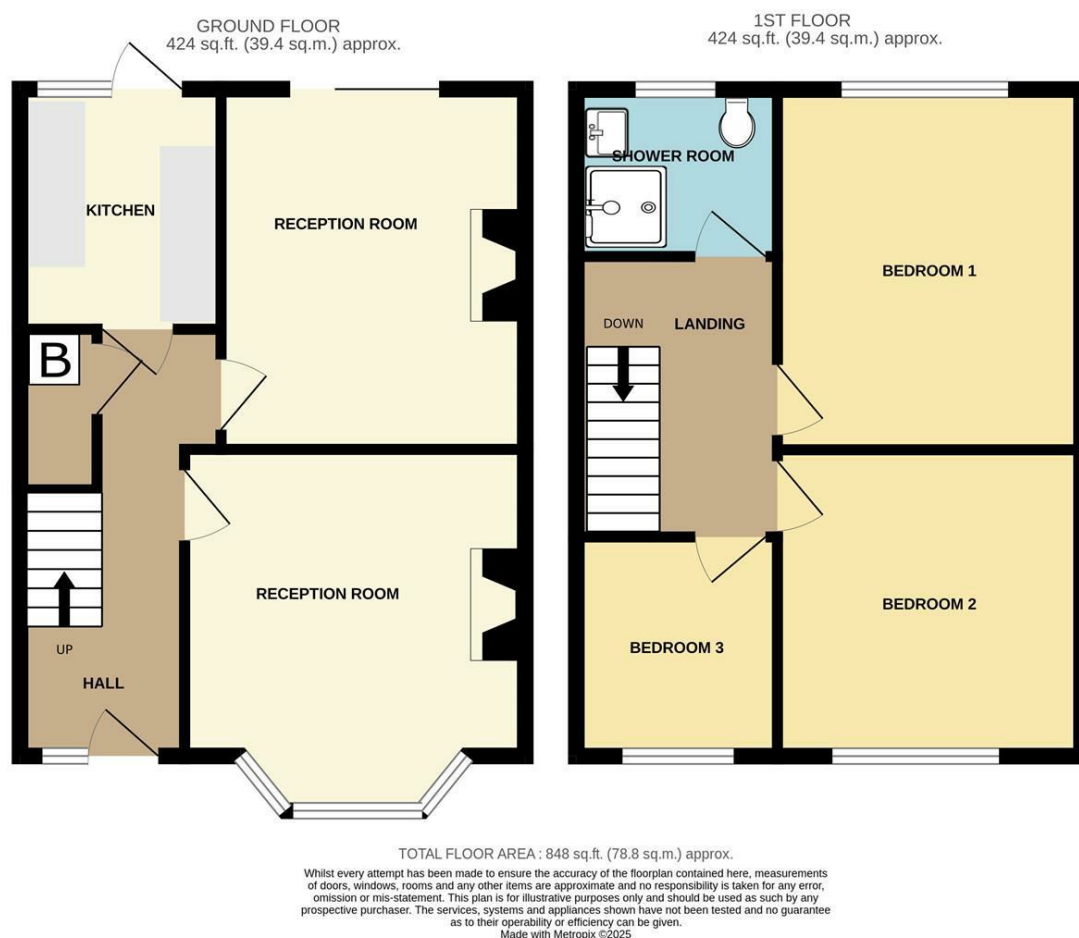
Referral Fees

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.



IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.