

Grove.

FIND YOUR HOME



35 Hilston Avenue
Halesowen,
B63 4BT

Offers In The Region Of £240,000



On Hilston Avenue in Halesowen, this semi-detached home offers an excellent opportunity for buyers looking to personalise a space. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

The property comprises of a driveway to the front, with access into the garage and front door. The entrance hall offers fitted storage, stairs to the first floor and doors into the w.c. and lounge. The lounge is L shaped with space for a lounge and diner. A sliding door takes you into the kitchen. Upstairs are three bedrooms and a family bathroom. The garden is lawned with patio.

Please note: the property's heating system is currently non-operational and will require repair or replacement. Prospective purchasers/tenants should satisfy themselves as to the condition of the heating system and any associated costs. The property is being marketed as seen, and the seller makes no warranty or representation regarding the functionality of any heating or related services. JH 14/11/2025 V2 EPC=D







Approach

Via a slabbed driveway with hedge and double glazed obscured door and window into entrance hall.

Entrance hall

Electric storage heater, electric meter, door to downstairs w.c., stairs to first floor accommodation, fitted cupboard, door to reception room.

Ground floor w.c

Double glazed obscured window to front, pedestal wash hand basin, w.c.

L shaped reception room 9'10" min 18'8" max x 7'2" min 17'8" max (3.0 min 5.7 max x 2.2 min 5.4 max)

Double glazed window to rear, double glazed window to side, central heating radiator, sliding door to kitchen.

Kitchen 9'10" x 7'2" (3.0 x 2.2)

Double glazed door to rear, double glazed window to rear, wall and base units with roll top surface over, space for white goods, one and a half bowl sink with mixer tap and drainer.

First floor landing

Loft access, doors into three bedrooms and bathroom.

Bathroom

Double glazed obscured window to front, wash hand basin, bath with electric shower over, cupboard housing water tank.







Bedroom one 11'9" x 12'1" (3.6 x 3.7)
Double glazed window to rear.

Bedroom two 8'10" x 13'1" (2.7 x 4.0)
Double glazed window to front.

Bedroom three 11'9" x 6'2" (3.6 x 1.9)
Double glazed window to rear.

Rear garden
Slabbed patio with pathway, lawn and shed.

Garage 7'6" x 16'0" (2.3 x 4.9)
Double opening garage door and power.

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

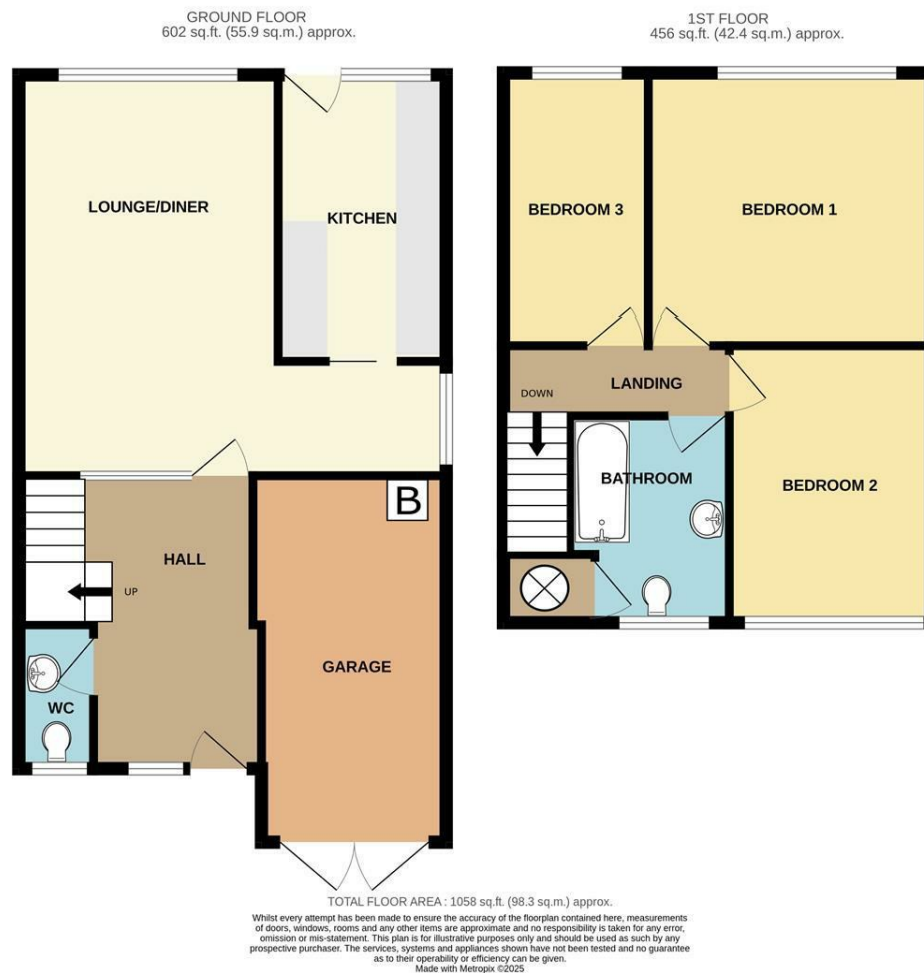
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral

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.



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.