

# Grove.

FIND YOUR HOME



66 Spiral Close  
Halesowen,  
West Midlands  
B62 9PD

Offers In The Region Of £89,950





On Spiral Close, Halesowen, this flat offers an excellent opportunity for first time buyers looking to get on the property ladder. This particular location in Halesowen is known for its excellent local amenities, including shops, parks e.g. Leasowes Park, and transport links e.g. Rowley Regis train station, making it an attractive location for those who appreciate convenience.

The property is located on the first floor and offers modern decoration throughout. The private entrance hall leads into an open plan lounge-diner with dual aspect windows and door into the modern kitchen. The bathroom and bedroom can also be accessed via the hall.

Whether you are a first-time buyer or seeking a rental property, this flat in Spiral Close is certainly worth considering. JH 09/02/2026 EPC=C

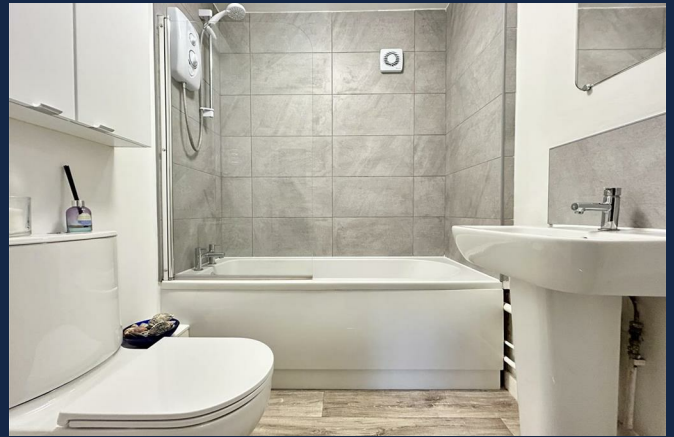












## Approach

Via a communal car park, with intercom access into communal halls. On the first floor.

## Private Entrance Hall

With doors into a storage cupboard, lounge-diner, bedroom and bathroom.

Lounge-Diner 19'8" max 10'9" min x 8'6" min 12'1" max (6.0 max 3.3 min x 2.6 min 3.7 max)

Two double glazed windows, two electric wall mounted heaters, doors into storage cupboard and kitchen.

Kitchen 9'10" x 5'10" (3.0 x 1.8)

With double glazed window, matching wall and base units with roll top surface over, splashback tiling, space for fridge freezer, space for washing machine, integrated oven with hob over and extractor.

Bedroom 12'5" x 9'10" (3.8 x 3.0)

Double glazed window and electric wall mounted heater.

## Bathroom

Electric heater, bath with electric shower over, low level flush w.c. and wash hand basin with mixer tap.

## 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 24th June 1989. There is an annual ground rent of £10 with an annual service charge of £2,688.

## Council Tax Banding

Tax Band is A

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.

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.

GROUND FLOOR



While 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.

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.

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