

Grove.

FIND YOUR HOME



48 Linnet Close
Halesowen,
West Midlands
B62 8TW

Offers In The Region Of £265,000



OFFERED FOR SALE WITH NO ONWARD CHAIN!! A fantastic opportunity for a family to purchase a detached family home offering great potential to add your own touches and style. Linnet Close is a highly desirable location in Halesowen which benefits from being well placed for access to popular local schools, near to an abundance of local shops and amenities, and surrounded by good transport links.

The layout in brief comprises of Entrance Hall, ground floor WC, a spacious lounge, a well presented kitchen/ diner with patio doors leading out to rear. Heading upstairs is a pleasant landing with loft access hatch and airing cupboard, two good sized double bedrooms, a generous third bedroom, and the house bathroom.

Externally the property offers ample off road parking over the block paved driveway with a side access gate allowing for further private parking. At the rear of the property is low maintenance garden with paved seating area near to property.

Viewing is highly advised.
EPC=D







Approach

Via block paved driveway offer parking, side access gate to rear garden. double glazed front door into entrance hallway.

Entrance hallway

Ceiling light point, fuse box, access to ground floor w.c.

Ground floor w.c.

Double glazed obscured window to front, ceiling light point, low level w.c., wash hand basin, central heating towel radiator, tiled splashbacks.

Lounge 15'1" x 15'5" (4.6 x 4.7)

Double glazed bow window to front, ceiling beams, picture rail, ceiling light point, two central heating radiators, open staircase to first floor accommodation.

Kitchen diner 14'9" x 8'10" (4.5 x 2.7)

Two double glazed windows, double glazed door to rear garden, ceiling lights, wall and base units, stone effect work top, stainless steel one and a half bowl sink and drainer, splashback tiling, extractor, space for fridge freezer and washing machine, central heating radiator, further storage cupboards, tiling to floor.



First floor landing

Double glazed obscured window to side, ceiling light point, loft access hatch with pull down ladder, airing cupboard with storage shelving.

Bedroom one 8'2" x 13'1" (2.5 x 4.0)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom two 8'2" x 9'10" excluding wardrobes (2.5 x 3.0 excluding wardrobes)

Double glazed window to rear, ceiling light point, built in wardrobe, central heating radiator.

Bedroom three 6'6" x 10'5" (2.0 x 3.2)

Double glazed window to front, ceiling light point, central heating radiator, storage over bulk head housing central heating boiler.

Shower room

Double glazed window to rear, ceiling light point, double shower cubicle with shower over, w.c., wash hand basin vanity unit, tiling to walls, central heating radiator, stone effect vinyl flooring.

Rear garden

Paved seating area with further paved area ideal for a shed, mature borders, lawn area and gated access to front.

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 D

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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