

Grove.

FIND YOUR HOME



36 Mogul Lane
Halesowen,
West Midlands
B63 2QW

Offers Over £400,000



On Mogul Lane, Halesowen, this delightful detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is perfect for those who value both space and privacy. The surrounding area offers a pleasant community atmosphere, with local amenities and green spaces just a stone's throw away, making it an ideal location for families and professionals alike. Outside, you will find parking available for multiple vehicles, a valuable asset in today's busy world.

The ground floor briefly comprises of an entrance porch, hall, cloakroom, reception room, kitchen, utility and garage. Upstairs are four bedrooms, airing cupboard and family bathroom. The garden is spacious with lawn and patio.

This property is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in Halesowen. Don't miss the chance to make this charming house your new home. NO UPWARD CHAIN. JH 16/07/2025 V2 EPC=D







Approach

Via block paved driveway with side access to garden and garage, double glazed door into porch.

Porch

Double glazed windows to front and side, double glazed obscured front door into entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, doors to reception room and cloakroom.

Cloakroom

Double glazed obscured window to side, vertical central heating radiator, w.c., wash hand basin, splashback tiling, sliding doors into storage cupboard.

Reception room 11'5" min 21'3" max x 8'6" min 19'0" max (3.5 min 6.5 max x 2.6 min 5.8 max)

Double glazed double opening French doors to patio and double glazed window to rear, two central heating radiators, double glazed window to side, three ceiling roses, coving to ceiling, feature gas fireplace, door into kitchen.

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

Double glazed window to side, door to under stairs pantry, gloss wall and base units with square top surface over, oven, gas hob, extractor, splashback tiling, space for under counter fridge, central heating radiator, door to utility.











Utility 4'3" x 9'6" (1.3 x 2.9)

Double glazed window to rear, double glazed obscured door to rear, gloss wall and base units with roll top surface over, splashback tiling, one and a half bowl sink with mixer tap and drainer, space for washing machine, space for dishwasher, central heating boiler, door to garage.

First floor landing

Loft access with ladder, airing cupboard, doors to bedrooms and bathroom.

Bedroom one 13'1" x 9'10" (4.0 x 3.0)

Double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobes and drawers.

Bedroom two 12'9" x 8'10" (3.9 x 2.7)

Double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom three 7'6" x 7'10" (2.3 x 2.4)

Double glazed window to front, central heating radiator, double opening doors to storage cupboard.

Bedroom four 7'2" x 9'10" (2.2 x 3.0)

Double glazed window to front, central heating radiator, double opening doors to built in storage.

Bathroom

Double glazed obscured window to side, complementary tiling to walls, low level flush w.c., vanity style wash hand basin with mixer tap, bath with electric shower over.

Rear garden

Patio area with slabbed steps down to lawn, feature pond, further patio with shed and borders housing a variety of different shrubs.

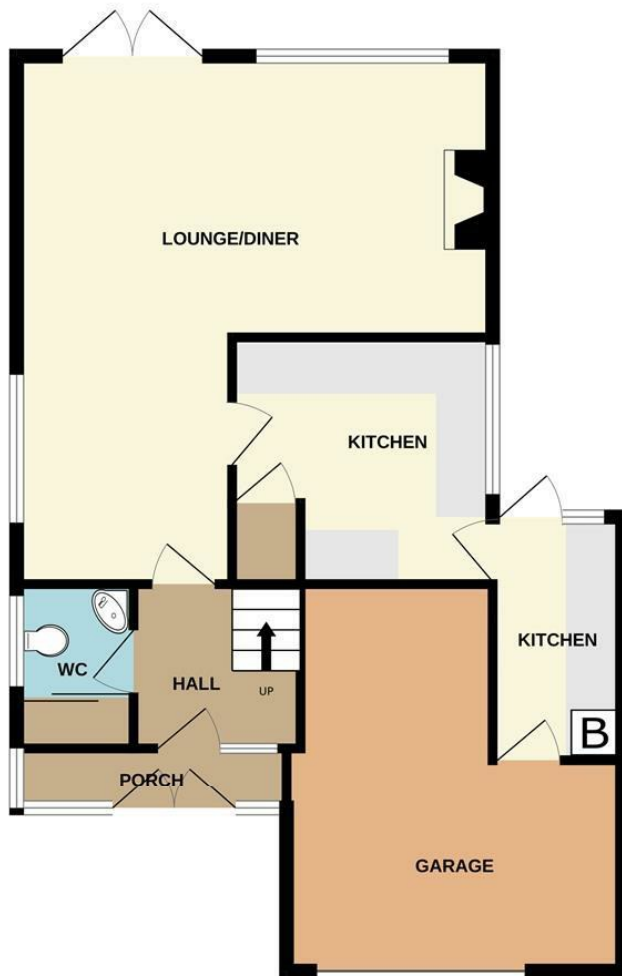
Garage 16'4" x 13'5" (5.0 x 4.1)

Up and over door to front, power, meters and fuse box.

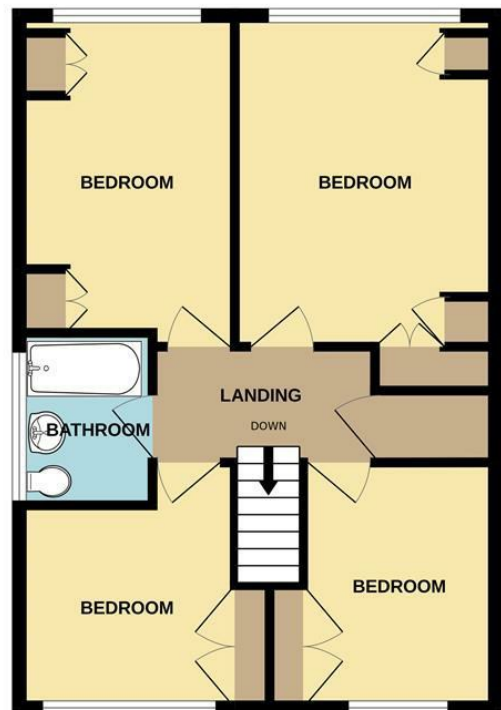
Tenure

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.

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 1243 sq.ft. (115.5 sq.m.) approx.

Whilst 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.
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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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