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20 Barn Close
Halesowen,
West Midlands
B63 4LL

Offers In The Region Of £360,000

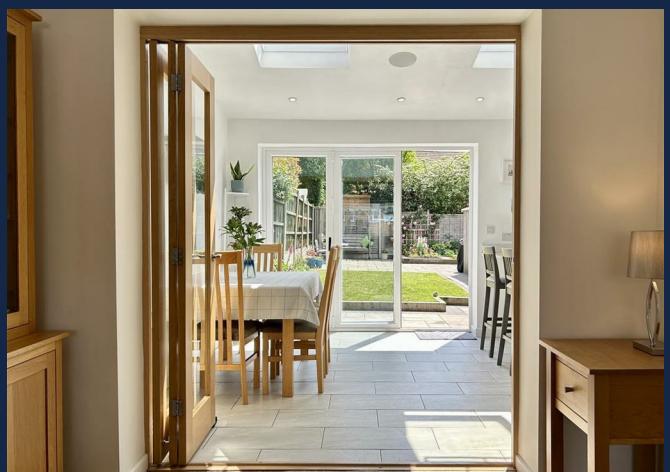


On the charming area of Barn Close, Halesowen, this extended semi-detached family home presents an excellent opportunity for families. The inviting open plan living area serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining. The area in Halesowen is known for its friendly community atmosphere and offers a range of local amenities, including shops, schools, and parks, making it an ideal location for those seeking a balanced lifestyle.

The property comprises of a shared driveway to the garage and side access, a private block paved driveway with slabbed steps to the front door. The first floor offers an entrance hall, lounge-diner, open plan family room with kitchen and bifold doors to the garden, downstairs w.c., three bedrooms and family bathroom. The garden is lawned with patio, perfect for hosting.

This semi-detached home in Barn Close is certainly worth considering. With its practical layout and convenient location, it is poised to meet the needs of modern living. JH
17/06/2025 EPC=C







Approach

Shared driveway leading to detached garage at rear, access to block paved frontage with slabbed steps to double glazed front door leading into entrance porch.

Entrance porch

Double glazed obscured door and side panels into entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, doors to reception room and open plan living area, stairs to first floor accommodation.

Reception room 12'5" max 9'6" min x 23'11" (3.8 max 2.9 min x 7.3)

Double glazed bow window to front, two central heating radiators, coving to ceiling, feature gas fireplace with surround, oak wooden bifolding doors to open plan living area.

Kitchen 22'11" max 10'2" min x 5'10" min 18'0" max (7.0 max 3.1 min x 1.8 min 5.5 max)

Double glazed window to rear, double glazed bifolding doors to rear, three skylights, under floor heating, inset ceiling spotlights, matching wall and base units with square top quartz surface over, one and a half bowl basin sink with mixer tap and drainer, splashbacks, integrated hob, extractor over, integrated oven and dual oven microwave, integrated dishwasher, integrated washing machine, integrated fridge and freezer, door to under stairs storage and W.C.











Downstairs w.c.

Double glazed obscured window to side, low level flush w.c., wash hand basin with mixer tap and splashback tiling, cupboard housing the central heating boiler.

First floor landing

Double glazed obscured window to side, loft access, coving to ceiling, doors to bedrooms and bathroom.

Family bathroom

Double glazed obscured window to rear, central heating towel rail, low level flush w.c., pedestal wash hand basin with mixer tap, bath with shower over, tiling to walls.

Bedroom one 12'5" x 11'9" (3.8 x 3.6)

Double glazed window to front, central heating radiator.

Bedroom two 12'1" x 11'5" (3.7 x 3.5)

Double glazed window to rear, central heating radiator.

Bedroom three 8'2" x 5'10" (2.5 x 1.8)

Double glazed window to front, central heating radiator.

Rear garden

Slabbed step down to slabbed patio with block paved borders and raised wooden beds and lawn, further slabbed pathway to rear patio with further raised beds, fencing and outside tap.

Detached garage

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 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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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk