

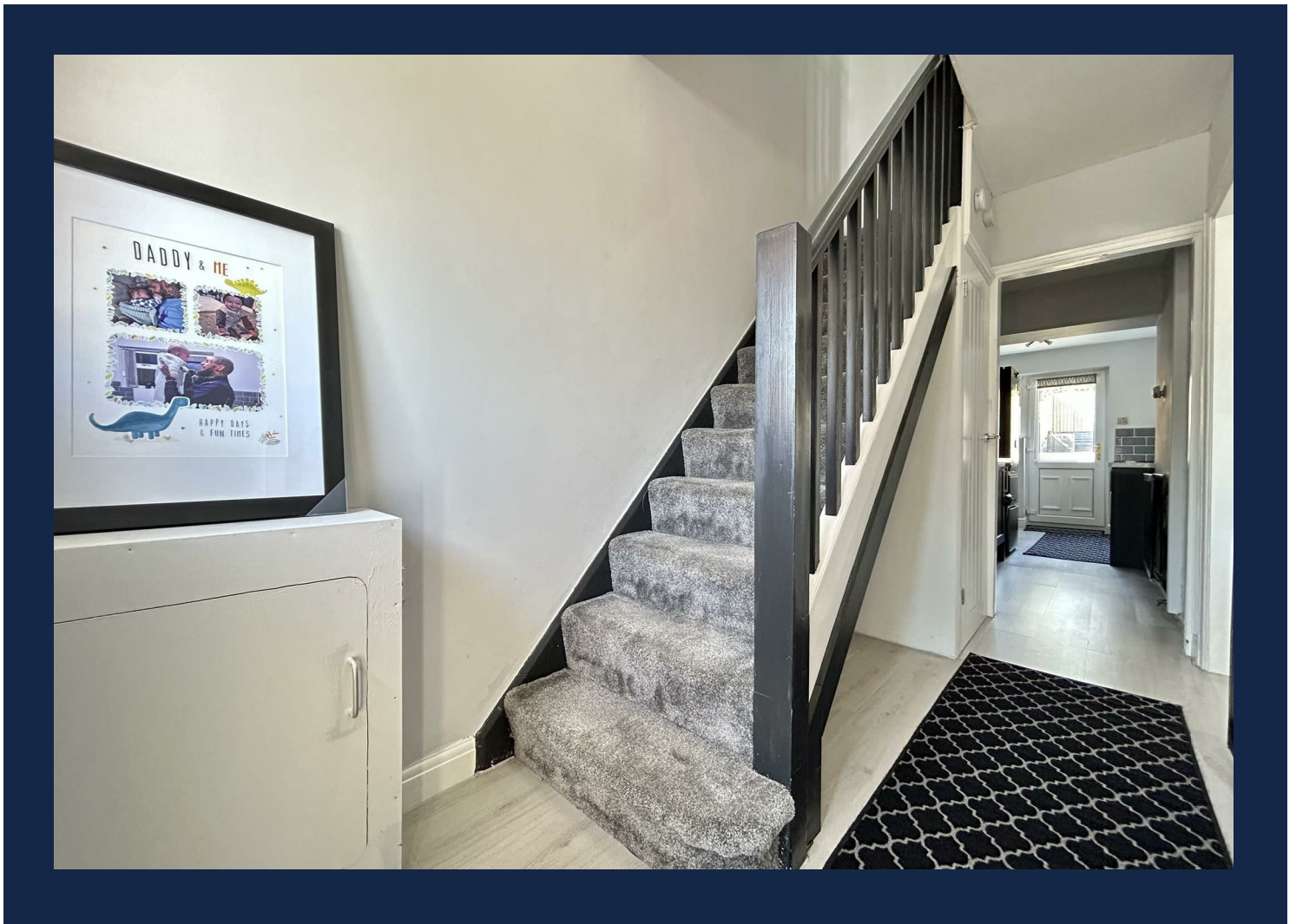
Grove.

FIND YOUR HOME



15 West Road
Halesowen,
West Midlands
B63 2US

Offers In Excess Of £220,000

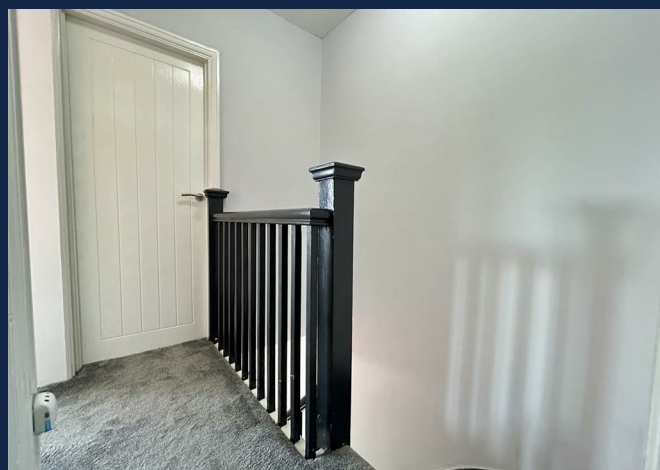
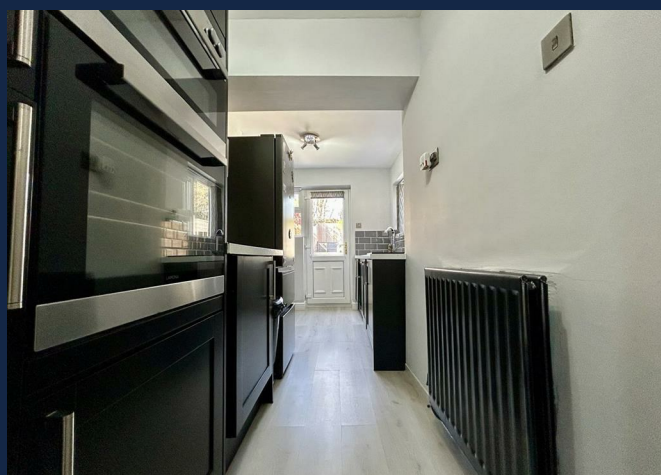


West Road in Halesowen, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. For those with a vehicle, the property offers parking for one car, a valuable asset in this bustling area. The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, making it an ideal setting for families.

The property offers tarmacadam driveway to the front of the property, with slabbed steps to the front door. Inside the property, the hall offers access to the under stairs storage, lounge-diner and kitchen. The stairs lead to the first floor that offers two double bedrooms and a box room, perfect for use as a study. The family bathroom is well appointed upstairs. The garden is landscaped.

In summary, this terraced house on West Road is a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in Halesowen. With its appealing features and prime location, this property is poised to attract considerable interest. Don't miss the chance to make this lovely house your new home. JH 10/04/2025 EPC=C







Approach

Via tarmac driveway, shared side access to rear, slabbed steps to double glazed obscured front door, double glazed obscured window to side into entrance hall.

Entrance hall

Central heating radiator, under stairs storage cupboard, cupboard housing fuse box, stairs to first floor accommodation, doors to lounge and kitchen.

Lounge diner 24'3" max 20'4" min x 10'2" max 8'6" min (7.4 max 6.2 min x 3.1 max 2.6 min)

Double glazed bay window to front, two central heating radiators, sliding patio door to rear, window to kitchen, coving to ceiling, feature fireplace.

Kitchen 15'5" x 4'7" min 8'6" max (4.7 x 1.4 min 2.6 max)

Double glazed door to rear, double glazed window to side, matching wall and base units with square top surface over, integrated one and a half bowl sink with mixer tap and drainer, space for fridge freezer, gas hob, extractor, integrated oven and grill, integrated slim line dishwasher, space for washing machine, central heating radiator, splashback tiling to walls.

First floor landing

Loft access, doors to bedrooms and bathroom.





Family bathroom

Double glazed obscured window to rear, corner shower with monsoon shower head over, vanity wash hand basin with mixer tap, low level w.c., bath, cupboard housing the central heating boiler, central heating towel rail.

Bedroom one 12'5" max 9'10" min x 7'10" (3.8 max 3.0 min x 2.4)

Double glazed bay window to front, coving to ceiling, central heating radiator.

Bedroom two 9'2" x 6'2" (2.8 x 1.9)

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

Bedroom three 5'2" x 6'6" (1.6 x 2.0)

Double glazed window to front, central heating radiator.

Rear garden

Slabbed patio area with slabbed steps to astro turf lawn area, raised stone chipping beds to surround and all enclosed with fencing.

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.

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.