

Grove.

FIND YOUR HOME



14 Old Hawne Lane
Halesowen,
West Midlands
B63 3SX

Price Guide £205,000

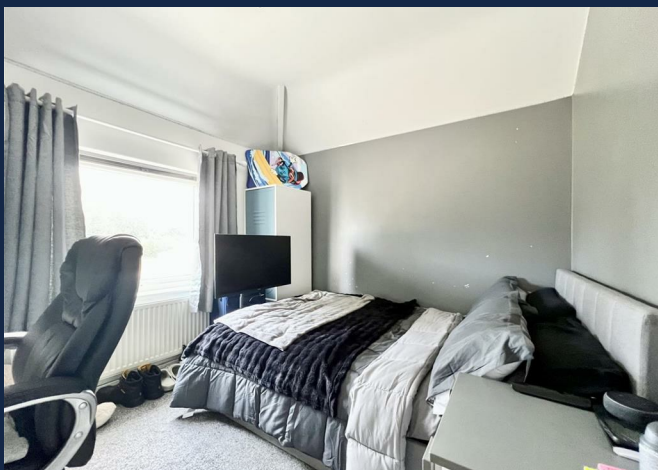
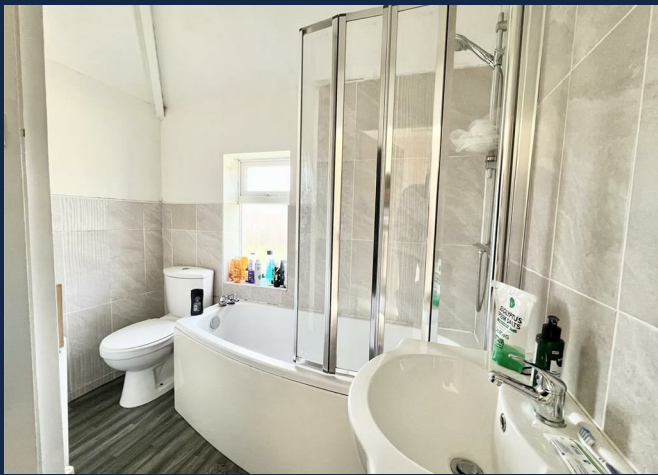


A well proportioned and spacious 3 bed end of terraced family home. Located in a popular area of Halesowen and benefitting from good access to local transport links, popular local schools, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance Hall, a spacious front facing lounge, a well proportioned kitchen/ diner, a ground floor wet room, a conservatory, and a side lean to/ store. Heading upstairs is a pleasant landing, two good sized double bedrooms, a third bedroom, and the house bathroom.

Externally the property offers ample off road parking with side access through the lean to. At the rear of the property is a good sized rear garden with paved seating area near to property. EPC=D JH 14/5/25 V2







Approach

Via driveway with paving slabs leading to front door, fore garden, double glazed door leading to:

Entrance hall

Ceiling light point, stairs to first floor accommodation, central heating radiator.

Lounge 16'8" max x 14'1" into bay (5.1 max x 4.3 into bay)

Double glazed bay window to front, ceiling light point, central heating radiator, storage cupboard under stairs.

Kitchen 13'9" x 9'6" (4.2 x 2.9)

Double glazed window to rear, door to conservatory and wet room, ceiling light, central heating radiator, range of wall and base units with wooden work surface, stainless steel sink and drainer, space for cooker, space for washing machine and fridge, tiled flooring, two tier tiled splashbacks.

Wet room 9'6" x 5'6" (2.9 x 1.7)

Double glazed window to rear, two walls tiled floor to ceiling, wet room style floor, shower, wash hand basin, w.c. and central heating radiator.

Conservatory 11'1" x 7'10" (3.4 x 2.4)

Double glazed windows to surround, ceiling light point, brick to half height, tiled flooring, double glazed door to side store/lean to.

Store/lean to 10'5" x 4'11" (3.2 x 1.5)

Double glazed windows, double glazed door to front and rear garden access.

First floor landing

Double glazed window to side, ceiling light point, loft access hatch, access to bedrooms and bathroom.

Bedroom one 12'1" max x 9'10" max (3.7 max x 3.0 max)

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

Bedroom two 11'9" x 8'10" (3.6 x 2.7)

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

Bedroom three 8'10" x 8'6" (2.7 x 2.6)

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

Bathroom

Double glazed obscured window to front, ceiling light point, bath with shower over, tiled surround, airing cupboard housing central heating boiler, wash hand basin, low level w.c., central heating towel radiator, wood effect vinyl flooring.

Rear garden

Paved footpath leading to the rear of the garden, paved seating area and lawn.

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 B

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 you offer until these checks have been carried out.

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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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