

Grove.

FIND YOUR HOME



44 Grange Road
Halesowen,
West Midlands
B63 3EQ

Offers In The Region Of £325,000

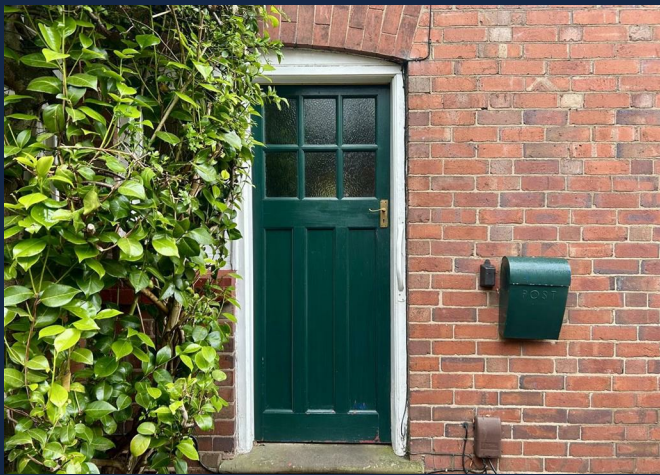


Grange Road in Halesowen, this semi-detached home offers character and convenience. Grange Road is known for its commuter links due to motorways nearby and walking distance to local amenities, making it an excellent choice for anyone looking to settle in Halesowen.

The property comprises of a driveway with side access, entrance hall, two reception rooms, kitchen, rear hall, utility, store, w.c., veranda, four bedrooms and a family bathroom. The garden offers patio and lawn.

With its generous living space and convenient features, it presents a wonderful opportunity for anyone looking to enjoy a comfortable lifestyle in a sought-after area. JH 28/05/2025 V1
EPC=D







Approach

Via tarmacadam driveway with brick wall and hedging to front, access to rear garden via gate, slabbed step to front door leading into entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, dado rail, feature arch, stairs to first floor accommodation, door to cellarette, two reception rooms and kitchen, minton tiled flooring.

Front reception room 11'1" min 12'1" max x 12'1" (3.4 min 3.7 max x 3.7)

Bay window to front, coving to ceiling, central heating radiator, feature fireplace, picture rail.

Cellarette

Housing fuse box and meters.

Second reception room 12'9" min 14'1" max x 12'9" (3.9 min 4.3 max x 3.9)

Sash window to side, central heating radiator, sash window to front, coving to ceiling, picture rail, dado rail, feature fireplace.

Kitchen 8'10" x 13'9" (2.7 x 4.2)

Window to side, central heating radiator, matching wall and base units with square wooden surface over, Leisure double oven, gas hob, splashback tiling, butler sink with mixer tap, integrated fridge, door to rear hall.











Rear hall

Door into store, door to downstairs w.c. and door to utility/shower room and further door to veranda.

Downstairs w.c.

Obscured window to veranda, low level flush w.c.

Utility 9'10" x 6'2" (3.0 x 1.9)

Obscured window to side, central heating radiator, pedestal wash hand basin, splashback tiling, electric shower, space for washing machine, space for fridge freezer, central heating boiler.

Veranda 8'6" x 8'2" (2.6 x 2.5)

Windows to rear and side, door to side.

First floor landing

Window to side, central heating radiator, coving to ceiling, feature arch, doors into bedrooms and family bathroom.

Bedroom one 9'10", 29'6" x 12'9" min 14'1" max (3.9 x 3.9 min 4.3 max)

Sash window to side and front, central heating radiator, feature fireplace place.

Bedroom two 11'1" min 12'1" max x 12'1" (3.4 min 3.7 max x 3.7)

Window to front, central heating radiator.

Bedroom three 8'10" max 7'6" min x 10'2" (2.7 max 2.3 min x 3.1)

Sash window to side and central heating radiator.

Bedroom four 6'10" x 9'6" (2.1 x 2.9)

Sash window to side, central heating radiator, picture rail.

Family bathroom

Obscured sash window to rear, tiled walls, vertical central heating towel rail, bath with electric shower over, pedestal wash hand basin, low level flush w.c., storage cupboard.

Rear garden

Side access to front via gate, tarmac and concrete patio with slabbed steps to rear of garden past raised beds housing a variety of different shrubs, lawn area, space for shed to rear.





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 you offer until these checks have been carried out.

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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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