

Grove.

FIND YOUR HOME



1 Beach Drive
Halesowen,
West Midlands
B63 3RJ

Offers In The Region Of £240,000

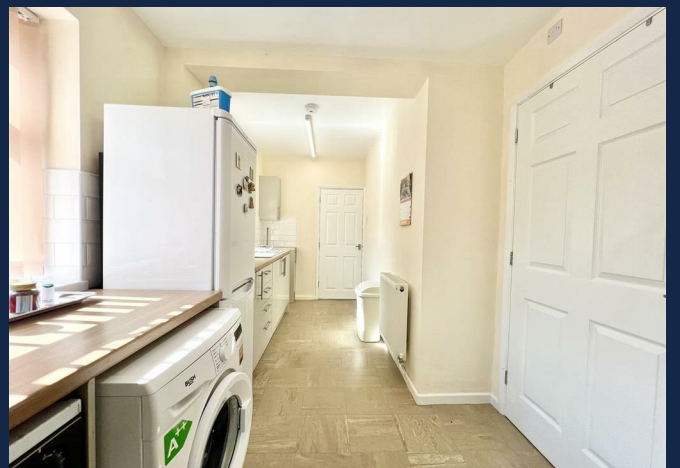
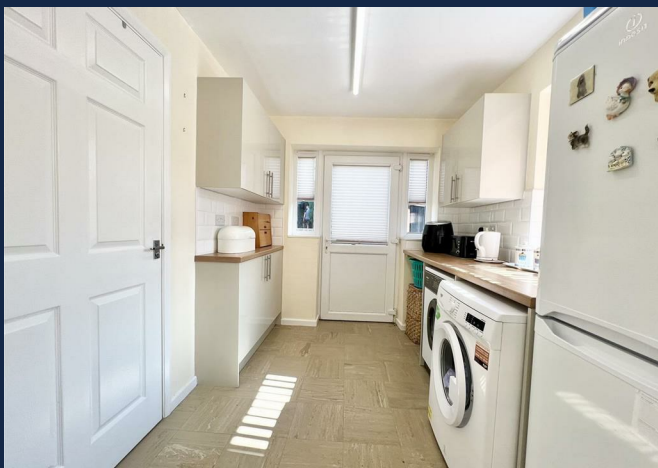


Offered for sale with No Onward Chain and offering great potential. This extended three bed semi detached family home is in a desirable location in Halesowen, benefitting from being close to an abundance of local shops and amenities, good transport links and near to good local schools.

The layout in brief comprises of entrance porch, hallway with under stairs store, a front facing lounge area that opens up through to the dining area, well appointed kitchen that also provides access to the ground floor wet room. Heading upstairs is a pleasant landing, two good sized double bedrooms, third bedroom and the house bathroom.

Externally the property offers ample off road parking to front with a wide side access to the rear and garage. At the rear of the property is a low maintenance garden with side access gate. AF 16/08/2024 V2 EPC-D







Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own, the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

Approach

Via a tarmacked side driveway which gives access to the rear this includes access to detached garage and side access gate and a further block paved area to the front,

Entrance

UPVC double glazed front doors, double glazed insert either side and half moon double glazed insert above, wood effect wood panelling on the walls, entrance through timber frame with stained single glazed inserts and timber frame door with single glazed inserts,

Hallway

Ceiling light, central heated radiator, stairs leading to first floor, underneath staircase access to cellarette which has a double glazed unit leading to side.



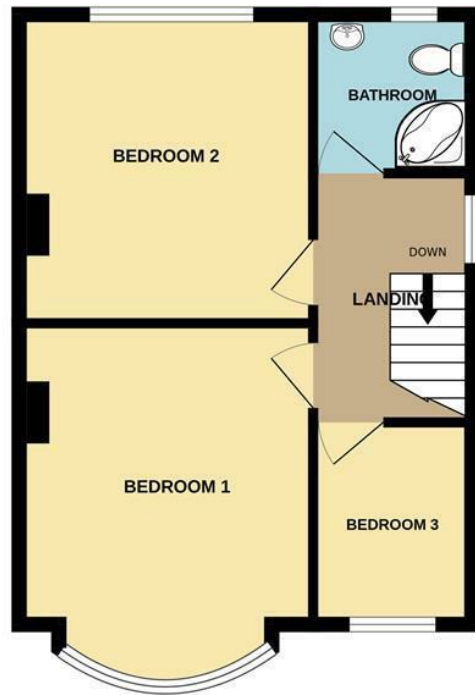




GROUND FLOOR



1ST FLOOR



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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Lounge 11'3" x 11'5" min x 14'6" into bay (3.44 x 3.49 min x 4.43 into bay)

Double glazed bay window to front, ceiling light, chimney breast with potential for feature fire place, central heated radiator.

Dining area 11'3" x 11'9" (3.44 x 3.58)

Ceiling light, central heated radiator, electric feature fireplace and wood effect laminate flooring.

Kitchen 3'8" min x 7'5" max x 18'2" (1.12 min x 2.26 max x 5.54)

Two double glazed units to side, UPVC double glazed door with double glazed inserts either side, two ceiling lights, selection of wall and base units with wood effect work top, stainless sink and drainer, space for cooker/fridge/freezer/ washing machine and dryer. White bevelled subway tiles, additional storage, stone effect vinyl tiled flooring, central heating radiator. Kitchen also provides access to;

Wet room 8'1" x 8'8" (2.47 x 2.63)

Double obscured glazed window to rear, ceiling light, ceiling extractor, shower and shower curtain, tiled all around shower, wash basin, w.c. wet room effect style flooring, central heated radiator,

Landing

Double glazed unit to side, ceiling light with smoke detector.

Bedroom One 11'4" x 11'5" in x 14'6" into bay (3.45 x 3.49 in x 4.41 into bay)

Double glazed bay window to front, ceiling light and central heated radiator.

Bedroom Two 11'4" x 12'0" (3.45 x 3.66)

Double glazed window to rear, ceiling light and central heated radiator.

Bedroom Three 6'0" x 7'10" (1.82 x 2.38)

Double glazed window to front, ceiling light and central heated radiator.

Bathroom 6'0" x 5'10" (1.82 x 1.78)

Double glazed obscured window to rear, ceiling light, corner bath with shower over, low level w.c. wash basin with storage built underneath, half tiled walls around the bathroom and floor to ceiling height around bath, central heated radiator and wood effect laminate flooring.

Garage 8'2" x 16'3" max (2.49 x 4.96 max)

Garage with split opening doors with single glazed windows looking out into the garden

Garden

Paved seating area, landscaped with two paved footpaths leading to the end, majority lawned with mature borders on the one side,

Council Tax Banding

Tax Band is B.

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.

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.

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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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