

# Grove.

FIND YOUR HOME



28 Sunbury Road  
Halesowen,  
West Midlands  
B63 4DH

Offers Over £210,000



Ideal for young families and First Time Buyers. This well presented two bedrooomed terraced property. Located in a quiet cul de sac. This delightful property is located in a highly sought after location an d benefits from being well placed for access to local schools, good transport links and near an abundance of local shops and amenities.

The layout in brief comprises of entrance hall, cosy front living room with feature media wall, a modern and well presented kitchen with access into store under stairs and pantry, a utility room, a ground floor w.c. and conservatory with door leading out to garden. Heading upstairs is a pleasant landing with loft access, a truly spacious main double bedroom, a second double bedroom and the house bathroom with shower over bath.

Externally the property has driveway to front and a side access gate to rear. At the rear of the property is a low maintenance garden with patio seating near to property. AF 23/1/26 V1  
EPC=E







## Approach

Via off road parking to the front, double glazed front door leading to entrance hall.

## Entrance hall

Ceiling light point, stairs to first floor accommodation, door to living room.

Living room 10'5" x 12'5" into bay (3.2 x 3.8 into bay)

With a feature media wall with recess lighting, double glazed bay window to front, electric heated radiator, ceiling light point, wall mounted lighting.

Kitchen 8'6" x 9'6" (2.6 x 2.9)

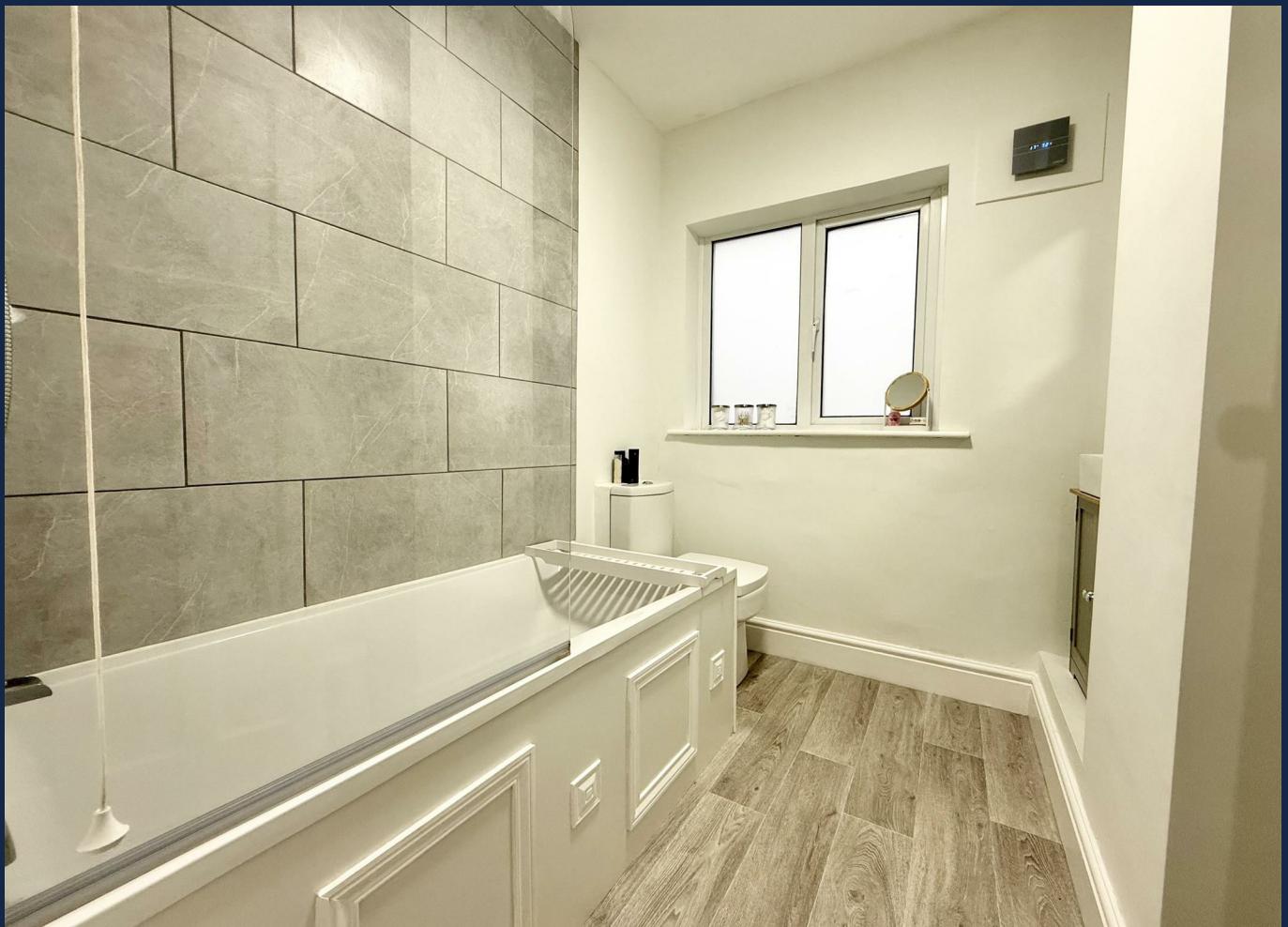
Door to conservatory, ceiling light point, range of wall and base units, wooden effect work surface, recess sink and drainer, hob, oven, extractor, splashback tiling, electric heater, wood effect laminate flooring, pantry housing fuse board, storage shelving and laminate flooring.

Utility 4'11" x 5'10" (1.5 x 1.8)

Wood effect work surface and wood effect laminate flooring, additional store cupboard under stairs with light point.

Conservatory/garden room 13'1" x 9'2" (4.0 x 2.8)

Double glazed windows to surround, timber framed door to rear garden, ceiling lighting, corrugated roof. Access to outside w.c.





#### Outside w.c.

Window to side, ceiling light point, low level w.c.

#### First floor landing

Ceiling light point, loft access hatch, access to bedrooms and bathroom.

#### Bedroom one 12'9" x 10'2" (3.9 x 3.1)

Double glazed window to front, ceiling light point, electric heater, storage cupboard over staircase.

#### Bedroom two 9'2" x 10'5" (2.8 x 3.2)

Double glazed window to rear, ceiling light point, electric heater.

#### House bathroom

Double glazed window to rear, extractor, ceiling light point, bath with shower over and tiling to surround, low level w.c., wash hand basin in vanity unit, electric heated towel radiator.

#### Rear garden

Good sized paved area, lawn area, with various shrubs to rear and space for shed. Access to front via shared tunnel entry.

#### 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 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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