

Grove.

FIND YOUR HOME



29 Islington
Halesowen,
West Midlands
B63 4AS

Price Guide £120,000







Approach

Via communal entrance doors with stairs leading to private entrance door.

Entrance hall

Loft access, inset ceiling light points, central heating radiator and doors leading to kitchen, living room, two bedrooms and shower room.

Kitchen 10'5" x 8'6" (3.2 x 2.6)

Double glazed window, central heating radiator, wood effect wall and base units with roll top surface over, splashback tiling to walls, oven, hob, extractor, central heating boiler, integrated freezer and fridge and integrated washing machine.

Living room 10'2" min 12'1" max x 17'4" (3.1 min 3.7 max x 5.3)

Double opening doors to balcony, central heating radiator, coving to ceiling, feature fire with surround, dado rail and t.v. point.

Shower room

Double glazed obscured window, vertical central heating towel rail, vanity unit to include low level flush w.c. and wash hand basin with mixer tap, corner shower cubicle.

Bedroom one 11'1" x 11'9" (3.4 x 3.6)

Double glazed window, central heating radiator, dado rail.



Bedroom two 12'1" x 9'6" (3.7 x 2.9)
Double glazed window, central heating radiator and dado rail.

Tenure

Reference to the tenure of a property are based on information supplied by the seller. We are advised that the property is Leasehold, ground rent and other charges may be payable. A buyer is advised to obtain verification from their solicitor. We are advised that the service charge per annum is £1,172. The lease is 125 years from 1st July 1990.

Council Tax Banding

Tax Band is A

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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