

Grove.

FIND YOUR HOME



4 Alvin Close
Halesowen,
West Midlands
B62 9QS

Offers Over £275,000

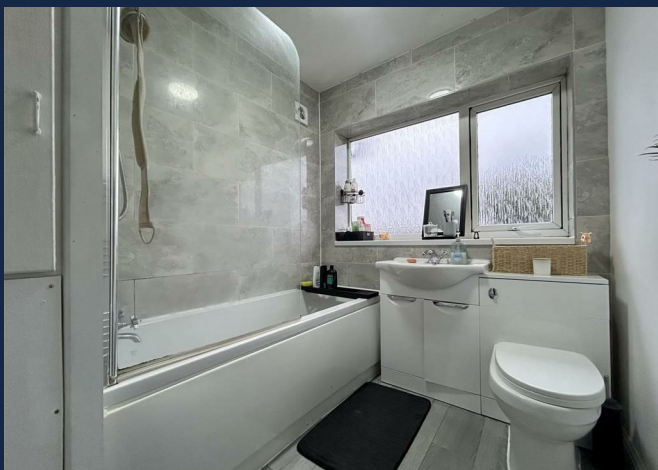


A fantastic opportunity to acquire a semi detached house being situated in this popular Hurst Green cul -de-sac offering a driveway garage and accommodation.

The first floor comprises of a reception hall, lounge-diner, kitchen with a rear porch giving access to the rear garden, downstairs w.c. and garage with office/study off, and stairs leading to the first floor. The first floor landing has loft access and doors leading to three bedrooms and a bathroom. To the rear is a attractive well established rear garden.

Viewing is essential to fully appreciate the potential of this property. The property is currently tenanted. JH 26.02.25 V3 EPC=D







Approach

Via slabbed driveway with brick raised beds, lawn and a variety of shrubs, access to garage.

Entrance porch

Double glazed sliding patio door leading and double glazed obscured front door leading to entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, door leading to lounge, kitchen and cupboard for under stairs storage.

Kitchen 6'2" min 7'10" max x 11'5" (1.9 min 2.4 max x 3.5)

Double glazed window to rear, complementary matching wall and base units with wood effect surface over, oven, space for washing machine, sink, drainer and mixer tap, central heating radiator, splashback tiling to walls, door leading verandah/rear porch

Rear porch 2'11" x 10'5" (0.9 x 3.2)

Double glazed door to rear and door to store, further door leading to downstairs w.c.

Downstairs w.c.

Single glazed window to rear, w.c., central heating boiler.

Office 11'9" x 3'7" (3.6 x 1.1)

Obscured window to side and door to garage.



Garage 5'6" min 14'9" max x 8'6" max 3'11" min (1.7 min 4.5 max x 2.6 max 1.2 min)
Up and over door, housing fuse box, gas meter and having power.

Lounge 11'5" max 10'2" min x 12'5" min 14'9" max (3.5 max 3.1 min x 3.8 min 4.5 max)
Double glazed bay window to front, two central heating radiators, feature fireplace, t.v. point, double glazed window to rear, coving to ceiling.

Dining area 11'5" max 10'2" min x 11'5" (3.5 max 3.1 min x 3.5)

First floor landing
Window to side, loft access and doors leading to bedrooms and bathroom.

Bathroom
Double glazed obscured window to rear, built in bath, tiling to surround, mixer tap and electric shower over, vanity wash hand basin with mixer tap, low level flush w.c., central heating vertical towel rail, storage cupboard.

Bedroom one 12'9" x 15'5" max x 9'10" (3.9 x 4.7 max x 3.0)
Bay window to front, central heating radiator.

Bedroom two 11'5" x 11'5" (3.5 x 3.5)
Window to rear, central heating radiator.

Bedroom three 9'6" x 7'10" (2.9 x 2.4)
Window to front, central heating radiator.
AGENTS NOTE: Clients must be aware of the restricted space in this room due to the stair bulk head.

Rear garden
Decked patio area with steps down to lawn with further decking patio area to the rear. The garden is surrounded by trees and fencing.

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

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.

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.

AGENTS NOTE:
We have been advised that there is asbestos in the guttering and the downpipes.

Important Notice

1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.