Grove.

FIND YOUR HOME

29 Long Mynd
Hayley Green, Halesowen,
West Midlands
B63 1HZ

Offers In Excess Of £300,000

An impressive family home offering flexible accommodation potential finding itself tucked away on the peaceful and ever-popular Long Mynd cul de sac. This is an ideal property for a family looking to add their own personal touch alongside exposing the earning potential of a garage space that can be utilised for home business or potential annex with secondary kitchen.

Located in the desirable area of Hayley Green, right on the edge of Halesowen, you're perfectly placed for access to scenic green spaces including the renowned Clent Hills – a local beauty spot ideal for walks and family days out. Excellent transport links via Manor Way, Hagley and the nearby M5 make commuting a breeze, while Halesowen town centre offers an excellent range of amenities, including Asda, Aldi and a variety of independent shops.

The layout in brief comprises of Entrance porch, hallway, Living room, spacious kitchen. diner, conservatory, utility area/ secondary kitchen, and a work space/ annexe with further potential. Heading upstairs is a pleasant landing, two good sized double bedrooms, a third bedroom, and the house bathroom.

Externally the property offers ample off road parking for up to 3 vehicles. At the rear is a low maintenance landscaped garden with multiple paved seating areas to take advantage of the sun throughout the day. AF 6/8/25 V1 EPC=C

- Well Presented 3 Bedroomed Semi Detached Property
- Highly Sought After Location on a Quiet Cul De Sac
- Potential to Extended "subject to requisite consents"
- Close Proximity to Popular Local Schools & Good Transport Links
- Work Space/ Annexe potential with Secondary Kitchen
- Landscaped Rear Garden with Views to Clent
- Home Business Potential
- Off Road Parking

Approach
Via storm porch with double glazed sliding door and windows.

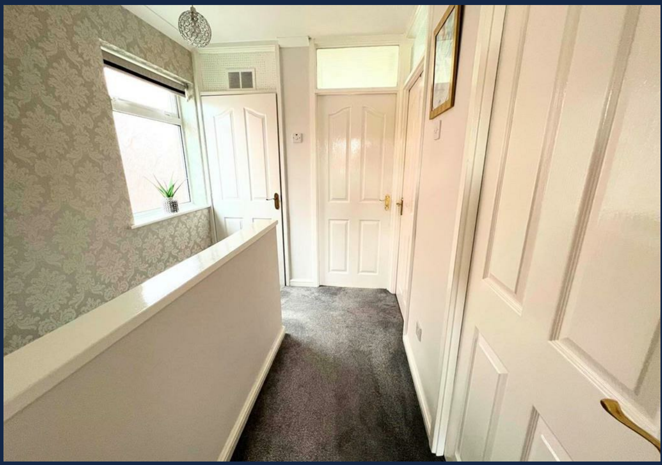
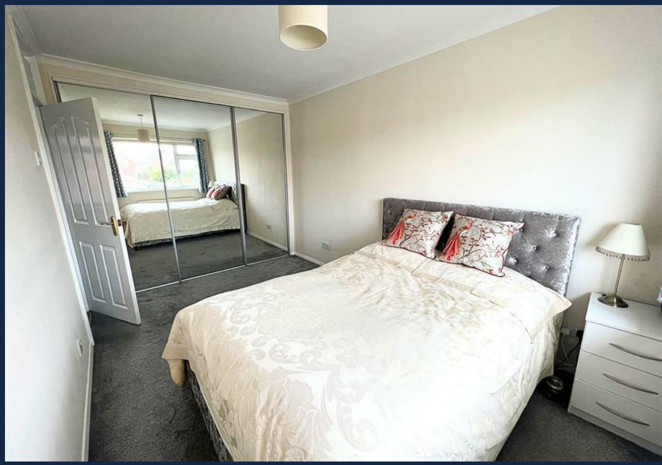
Entrance hall
Double glazed door with obscured double glazed window, ceiling light point, coving to ceiling, central heating radiator, wood effect laminate flooring, stairs to first floor accommodation.

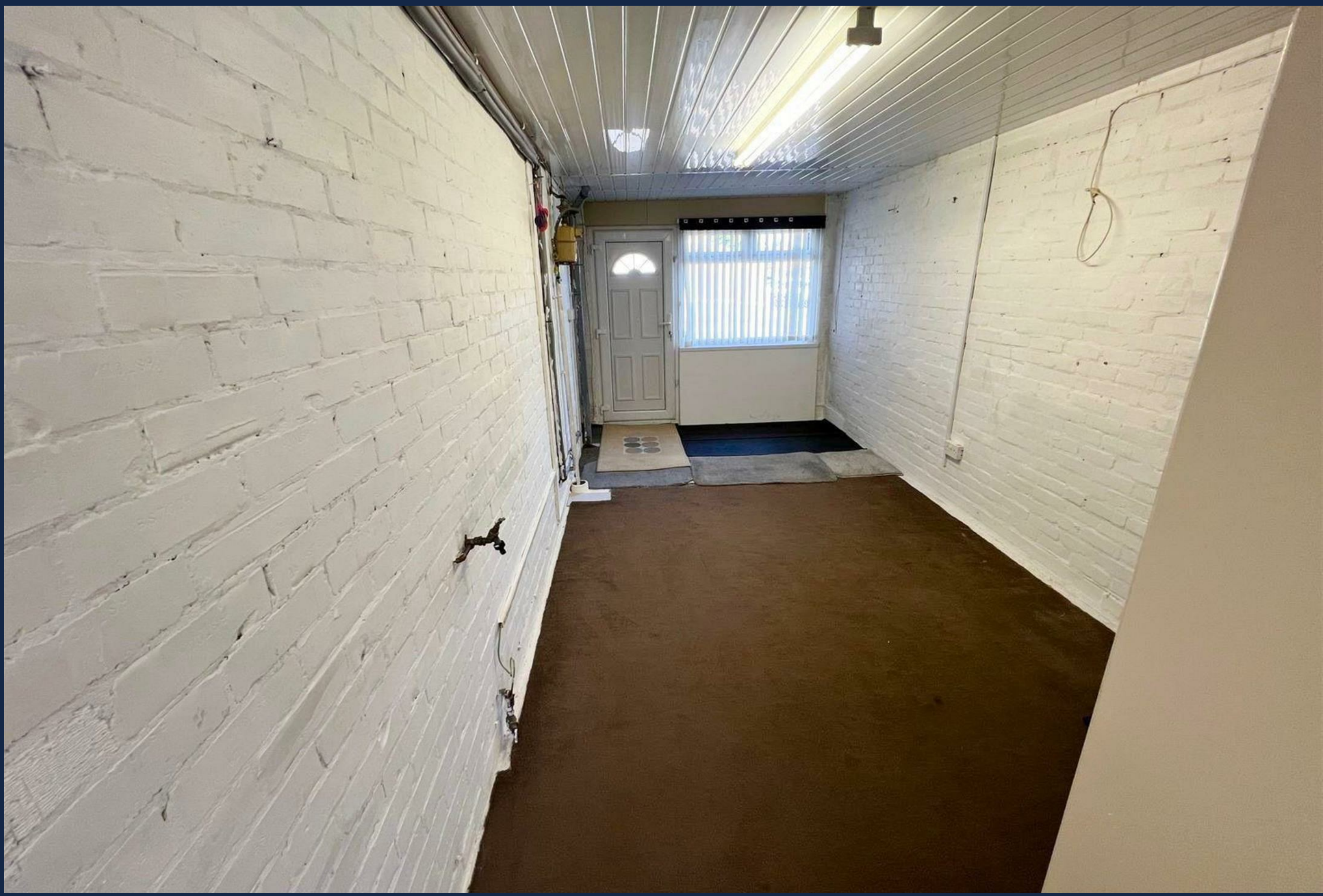
Living room 9'6" min 11'9" max x 15'1" (2.9 min 3.6 max x 4.6)
Double glazed bay window to front, ceiling light points, feature fireplace, wood effect laminate flooring, central heating radiator.

Kitchen diner 15'1" x 10'5" (4.6 x 3.2)
Double glazed window to rear, sliding door to conservatory, two ceiling light points, coving to ceiling, range of wall and base units, stone effect work top, sink with drainer, four ring gas burner, extractor, built in oven, tiled flooring to kitchen area. Dining area has wood effect laminate flooring, central heating radiator, store cupboard under stairs.

Conservatory 7'10" x 11'1" (2.4 x 3.4)
Double glazed windows to side and rear, double glazed patio door to rear garden.

Utility area 8'2" x 10'5" (2.5 x 3.2)
Two double glazed windows to rear, double glazed door to rear garden, range of wall and base units, stone effect work top, stainless steel sink and drainer, central heating radiator, plumbing for washing machine, tiled flooring.

Garage/office 8'10" x 10'5" (2.7 x 3.2)
Large double glazed window to front, double glazed door to front, fuse board, gas meter, water tap, ceiling light point.

First floor landing
Double glazed window to side, ceiling light point, loft access hatch, airing cupboard, doors radiating to bedrooms and bathroom.

Bedroom one 8'6" x 13'1" excluding wardrobe (2.6 x 4.0 excluding wardrobe)
Double glazed window to front, ceiling light point, coving to ceiling, built in wardrobes, central heating radiator.

Bedroom two 8'6" x 10'9" (2.6 x 3.3)
Double glazed window to rear, ceiling light point, coving to ceiling, central heating radiator.

Bedroom three 6'6" x 9'10" (2.0 x 3.0)
Double glazed window to front, central heating radiator, coving to ceiling, ceiling light point.

Bathroom
Double glazed obscured window to rear, ceiling light point, extractor, bath with shower over, tiling to one wall, wash hand basin, low level w.c., central heating towel radiator.

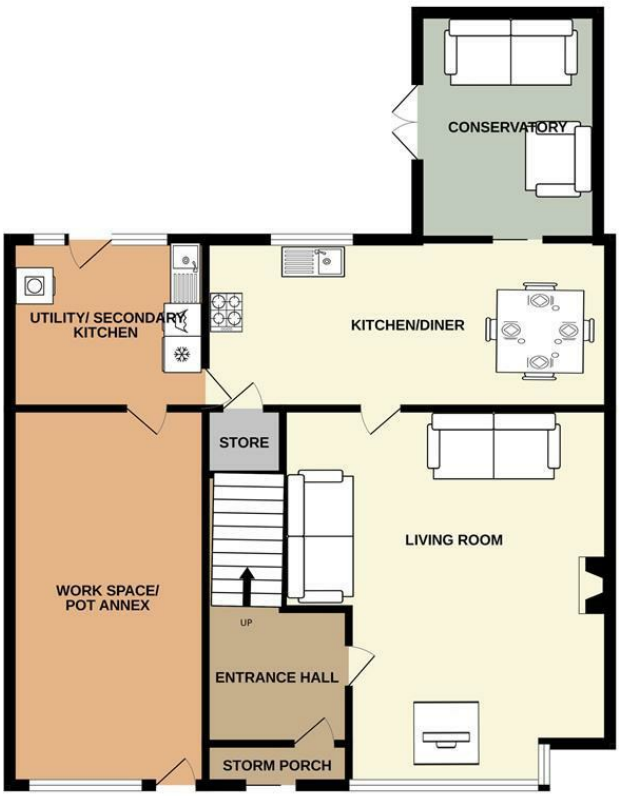
Rear garden
Paved seating area, mature borders, good sized lawn, additional paved area to the rear and hardstanding for shed.

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

GROUND FLOOR



1ST FLOOR

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.

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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