

Grove.

FIND YOUR HOME



16 Linden Glade Stourbridge Road
Halesowen,
West Midlands
B63 3UP

Offers In The Region Of £170,000



An immaculately presented one bedroom terraced bungalow, located in the highly sought after Linden Glade, a retirement complex for over 55s. This property has no upward chain and benefits from a good position for transport links, close proximity to the centre of Halesowen and an abundance of local shops and amenities.

The layout in brief comprises of entrance hall, kitchen, lounge with door into the communal gardens, bedroom and shower room. Externally the development offers secure gated access, visitor entrance/parking, tarmac pathway and shared communal gardens with feature fish pond. Leasehold JH 02/12/2025 EPC=C







Approach

Via communal gardens with fish pond, footpath leading to double glazed obscured front door.

Entrance hall

Vertical central heating radiator, loft access, storage cupboard, door into lounge.

Lounge 10'5" max 9'10" min x 14'9" (3.2 max 3.0 min x 4.5)

Double glazed window to rear, double glazed door to rear, central heating radiator, coving to ceiling, obscured glass into kitchen.

Kitchen 10'5" x 8'10" (3.2 x 2.7)

Double glazed window to front, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, sink with mixer tap and drainer, central heating boiler, oven, gas hob, extractor, space for washing machine and fridge freezer.

Shower room

Double glazed obscured window to front, vertical central heating radiator, security pull cord, inset ceiling light points.

Bedroom 8'10" x 12'1" (2.7 x 3.7)

Double glazed window to rear, central heating radiator, double opening doors to wardrobe/storage area.





Outside

To the rear of the property is a paved seating area with communal grounds, barbecue area and gravelled area. To the front is communal parking area.

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. The length of lease is 189 years from 24th June 1988.

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

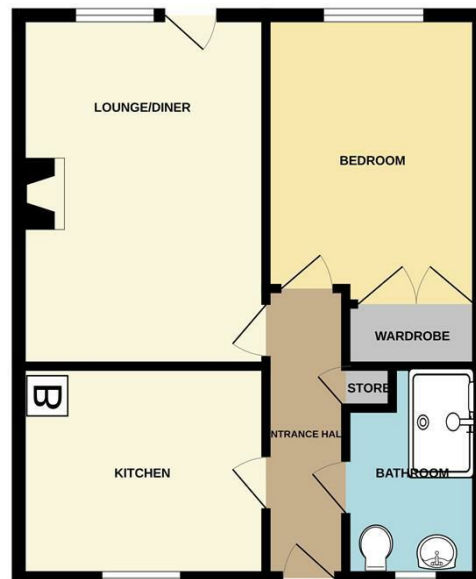
ordinarily be quoted.

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.

GROUND FLOOR



16 LINDEN GLADE, HALESOWEN, B63 2JP

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 here have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 03/20

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 or equipment.

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