

# Grove.

FIND YOUR HOME



15 Romsley Close  
Halesowen,  
B63 3DP

Offers In The Region Of £249,950



\*\*\* NO ONWARD CHAIN \*\*\* a 3 bed semi detached property located in a highly sought after location of Halesowen. Ideal for a family or first time buyer who is keen to add their own touches to a property. Romsley Road is well placed for local shops and amenities, popular local schools, and well placed for good transport links.

The layout in brief comprises of entrance hall with internal access to the garage and stair leading to first floor, a front facing kitchen/ diner, and a rear facing lounge diner with patio door leading out to rear garden. Heading upstairs is a pleasant landing with loft access hatch and good sized store cupboard, a good sized main double bedroom is located to rear, two further good sized bedrooms, a house bathroom with airing cupboard, and separate wc.

Externally the property offers off road parking with garage access and side access to rear. At the rear is a mature garden with paved seating area near to property.







#### Approach

Via driveway to front, access to garage, paved footpath leading to timber framed front door giving access entrance hall.

#### Entrance hall

Ceiling light point, central heating radiator, stairs to first floor accommodation, door to rear lounge, kitchen and garage.

#### Garage 7'6" x 16'4" (2.3 x 5.0)

Up and over door to front, lighting, fuse board and gas meter.

#### Kitchen diner 7'6" x 13'1" (2.3 x 4.0)

Double glazed window to front, ceiling light point, range of wall and base units with wooden work surface over, stainless steel sink and drainer, central heating radiator, central heating boiler, obscured glazed door leading to rear.

#### Lounge diner 18'8" x 12'9" (5.7 x 3.9)

Double glazed window and further window, two ceiling light points, central heating radiator, feature fireplace.

#### First floor landing

Ceiling light point, loft access, door to airing cupboard and further doors radiating to:

Bedroom one 10'5" x 13'1" (3.2 x 4.0)  
Double glazed window to rear, central heating radiator, ceiling light point.

Bedroom two 10'9" x 6'10" (3.3 x 2.1)  
Double glazed window to front, ceiling light point, central heating radiator.

Bedroom three 7'10" x 13'1" (2.4 x 4.0)  
Double glazed window, ceiling light point, central heating radiator.

Bathroom  
Double glazed window to front, ceiling light point, central heating radiator, bath, wash hand basin, splashbacks, airing cupboard.

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

Rear garden  
Paved patio area, footpath through the lawn with mature borders to sides, side access leading to front.

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. 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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