

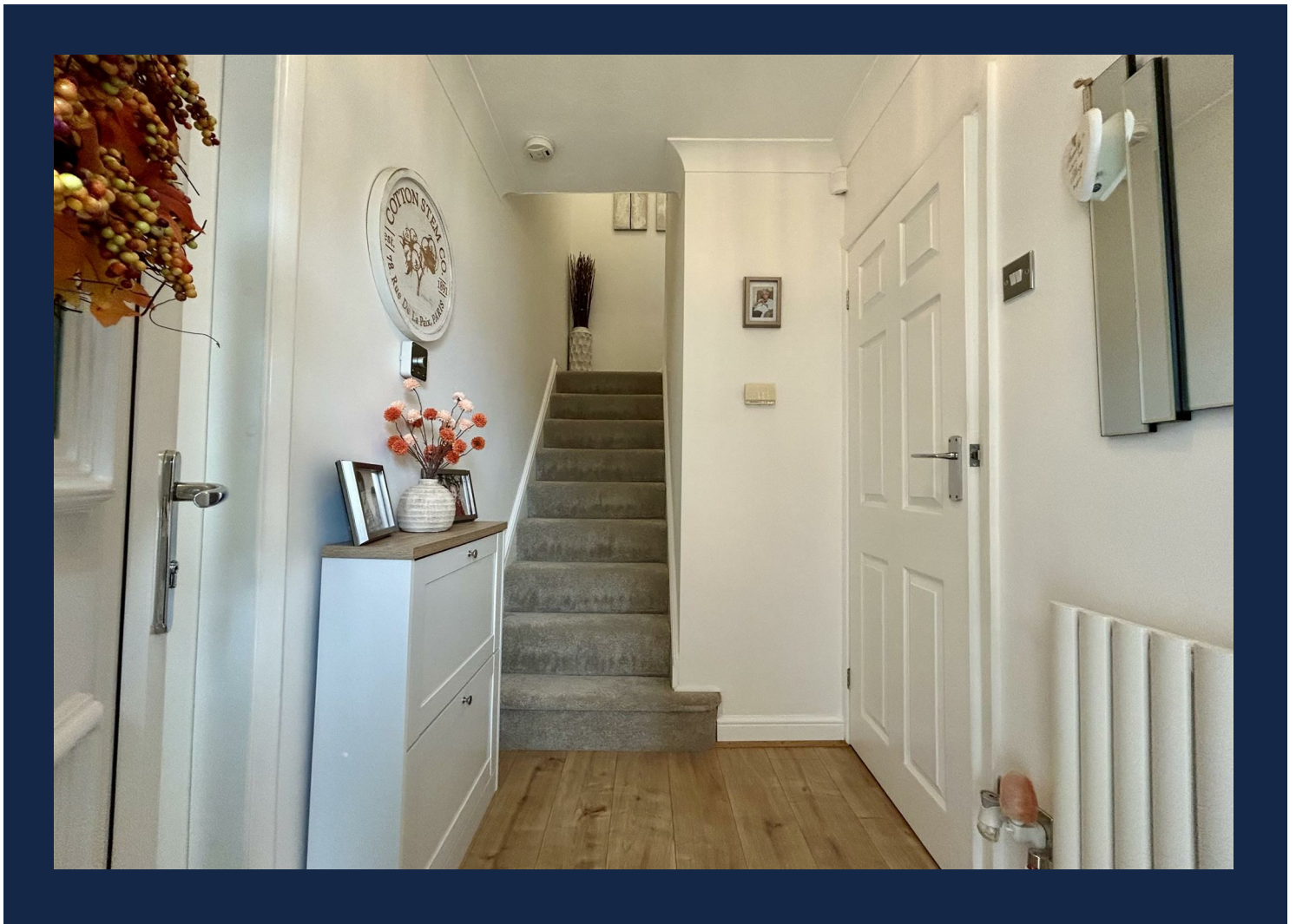
Grove.

FIND YOUR HOME



37 Greenways
Halesowen,
West Midlands
B63 2JT

Offers In The Region Of £300,000



On Greenways in Halesowen, this delightful semi detached home presents an excellent opportunity for first time buyers. The surrounding area offers a variety of local amenities, including shops, schools and parks, making it a popular and convenient location for families.

The property is immaculately presented throughout, with generous off road parking to the front and a landscaped garden to the rear. Internally, the accommodation comprises an entrance hall with access to the kitchen and an extended through lounge. A fitted utility area provides access to the downstairs w.c. and rear garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom.

With its spacious accommodation, inviting reception space, attractive garden and ample parking, this property is sure to impress. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer. JH 11/09/2026 EPC-D







Approach

Via a tarmacadam driveway with block paved borders and fencing, double glazed double opening doors into the porch.

Porch

Double glazed obscured door into the entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, coving to ceiling, doors into the kitchen and through reception room.

Through reception room 13'9" ,om 16'8" max x 18'4" (4.2 ,om 5.1 max x 5.6)

Double glazed French doors to rear, two double glazed side panels, two central heating radiators, feature log burner, coving to ceiling, door into the utility.

Utility

Double glazed window to rear, double glazed door to rear, central heating radiator, wall and base units with square top wood effect surface over, splashbacks, space for washing machine and tumble dryer, sink with mixer tap and drainer, door into downstairs w.c.







Downstairs w.c.

Double glazed obscured window to front, low level flush w.c., central heating radiator, wash hand basin with mixer tap.

Kitchen 9'2" x 9'10" (2.8 x 3.0)

Double glazed window to front, one and a half bowl sink with mixer tap and drainer, integrated oven, gas hob, extractor, integrated fridge freezer, wall and base units with wooden surface over and splashbacks to match, inset ceiling spotlights, central heating boiler and access into the garage.

First floor landing

Loft access, door to airing cupboard and further doors into three bedrooms and bathroom.

Bedroom one 10'9" x 16'8" (3.3 x 5.1)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom two 8'10" x 9'2" (2.7 x 2.8)

Double glazed window to front, central heating radiator, coving to ceiling.

Bedroom three 7'2" x 8'10" (2.2 x 2.7)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to side, vertical central heating towel rail, P shaped bath with monsoon head over, vanity set including low level flush w.c. and wash hand basin with mixer tap.

Rear garden

Stone chipping area with slabbed steps up to a stone chipping path to a further slabbed patio area, raised sleeper beds housing a variety of mature shrubs and lawn.

Garage 7'6" x 16'0" (2.3 x 4.9)

Up and over door to front, electric and gas meters and fuse box.

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 C

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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