

Grove.

FIND YOUR HOME



12 Wenlock Close
Halesowen,
West Midlands
B63 1HQ

Offers In The Region Of £450,000



A truly impressive 3 Bed Detached family home on the highly sought after Squirrels estate. Wenlock Close is a quiet cul de sac and is ideal for families looking for an open plan life style. This well presented family home is well located for access to popular local schools, near to an abundance of local shops and amenities, and is situated close to good transport links.

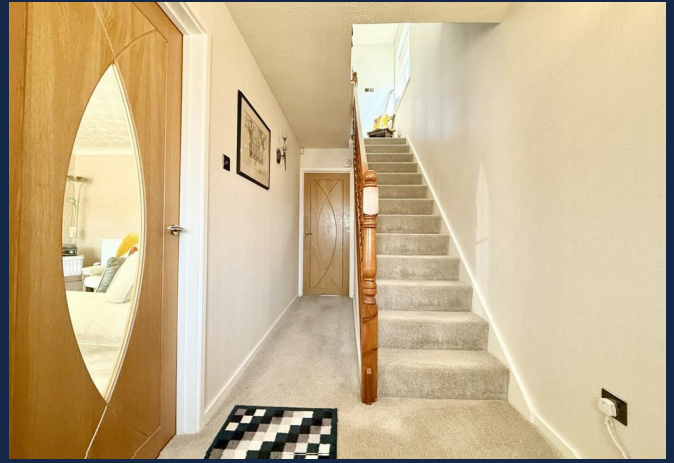
The layout in brief comprises of Entrance Porch, hallway, a front facing lounge with feature fire place, an impressive open plan breakfast kitchen which flows through to the light and airy conservatory, a utility with internal access to the garage and a ground floor WC. Heading upstairs is a pleasant landing with loft access and airing cupboard, two good sized double bedrooms with the main bedroom offering built-in wardrobes, a generous third bedroom, and the house bathroom.

Externally the property offers off road parking with garage and side access. At the rear of the property is a landscaped garden with multiple paved seating areas and mature borders.

This property must be seen to be appreciated. EPC=D







Approach

Via a good sized block paved driveway, access to garage, side access to garden, planted bed area. Double glazed front door leading to entrance porch.

Porch

Double glazed windows to surround, tiled flooring, composite front door into entrance hall.

Entrance hall

Wall mounted lighting, stairs to first floor accommodation, central heating radiator, access to lounge, kitchen and diner.

Lounge 11'9" x 16'0" max 14'9" min (3.6 x 4.9 max 4.5 min)

Double glazed bow window to front, wall mounted lighting, coving to ceiling, feature gas fireplace, central heating radiator. Door to kitchen diner.

Kitchen diner 10'5" x 17'8" (3.2 x 5.4)

Ceiling light point and wall mounted lights, double glazed window to rear, double glazed doors to conservatory, wall and base units, quartz work surface, sink and drainer, built in dishwasher, induction hob, extractor, built in oven, built in freezer, under stairs pantry with karndean flooring and central heating radiator.

Utility 7'10" x 10'5" (2.4 x 3.2)

Double glazed door and window to rear, range of wall and base units, quartz work surface over, sink, space for washing machine, storage, central heating radiator, karndean flooring and ceiling light point. Double glazed door to garage.

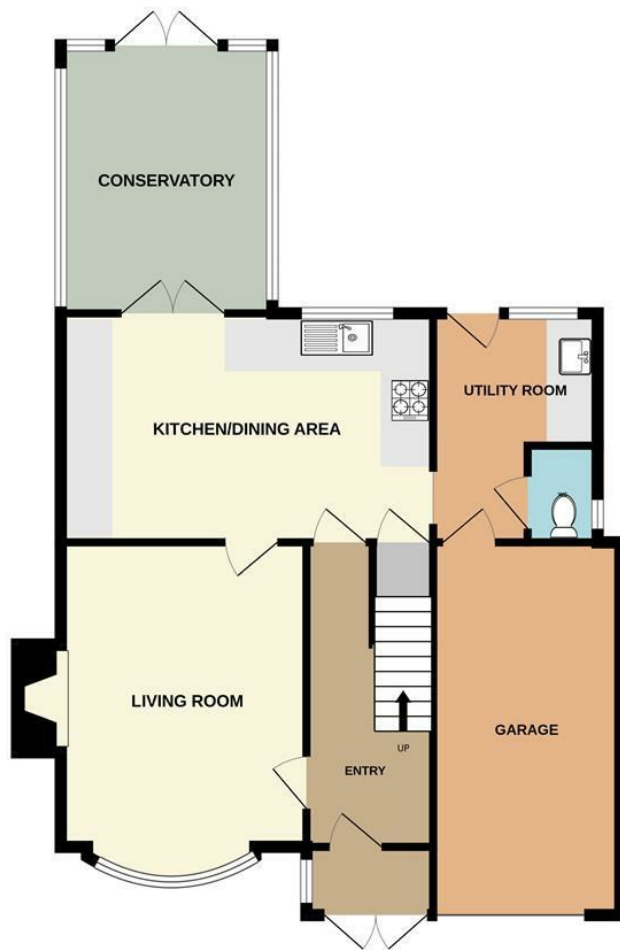








GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.

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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Downstairs w.c.

Ceiling light point, double glazed window to side, half tiled wall, low level flush w.c., karndean flooring.

Conservatory 10'5" x 12'9" (3.2 x 3.9)

Double glazed windows to surround, double glazed patio door to garden, wall mounted lighting, vinyl flooring.

First floor landing

Ceiling light point, loft hatch, double glazed obscured window to side, access to bedrooms, bathroom and airing cupboard.

Bedroom one 12'9" x 10'9" (3.9 x 3.3)

Double glazed window to front, ceiling light point, coving to ceiling, built in wardrobes, central heating radiator.

Bedroom two 12'9" x 9'6" (3.9 x 2.9)

Double glazed window to rear with far reaching views, ceiling light point, coving to ceiling, built in wardrobes, central heating radiator.

Bedroom three 6'10" x 9'10" (2.1 x 3.0)

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

Bathroom

Obscured double glazed window to rear and side, ceiling spotlights, extractor, P shaped bath with shower over, tiled walls, low level flush w.c., wash hand basin, central heating towel radiator, vinyl tile flooring.

Rear garden

Block paved patio area, paving steps leading down the garden, lawn, further pathway to seating area, gravelled area to the rear of the garden.

Garage 8'6" x 18'8" (2.6 x 5.7)

Up and over door to front, storage to eaves, fuse board, power and lighting, central heating boiler.

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 D

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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