Grove.

FIND YOUR HOME



12 Pippin Avenue
Halesowen,
West Midlands
B63 2PW

Offers In The Region Of £260,000



IDEAL FAMILY HOME BEING SOLD AS FREEHOLD UPON COMPLETION.
This well presented family home offers great potential for a family to add their own personal and potential value. Pippin Avenue is a highly desirable location in Halesowen and is well placed for popular local schools, good transport links and near to an abundance of local shops and amenities.

The layout in brief comprises of entrance porch, a spacious front facing lounge, and a well proportioned kitchen/diner with garden access. Heading upstairs is a pleasant landing with storage, two good sized double bedrooms with the main bedroom with storage cupboard, a third bedroom and the house bathroom.

Externally the property offers off road parking to frontage with garage access. At the rear is a low maintenance landscaped garden with paved seating near to property, rear access to garage and multiple seating areas to take advantage of the sun throughout the day.

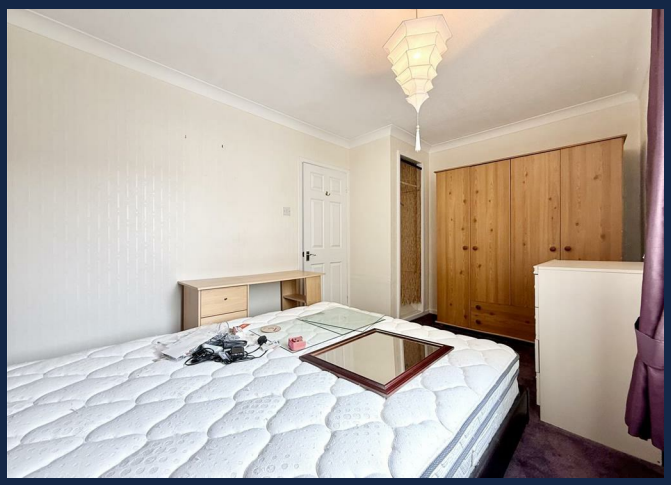
SOLD WITH NO ONWARD CHAIN
AF 19/10/26 V1




We may not have it all together.
But together we have it all.

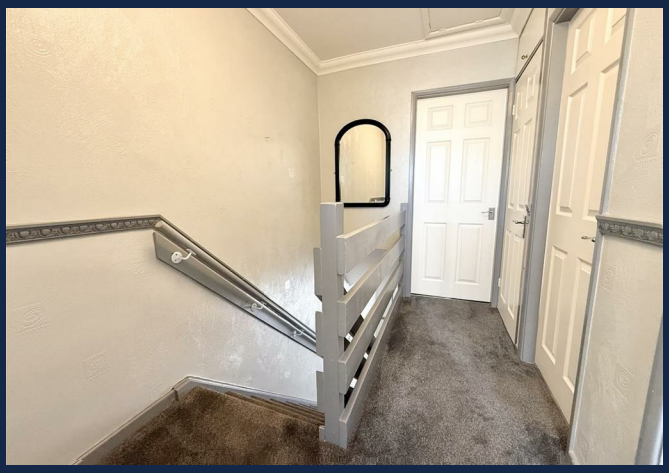
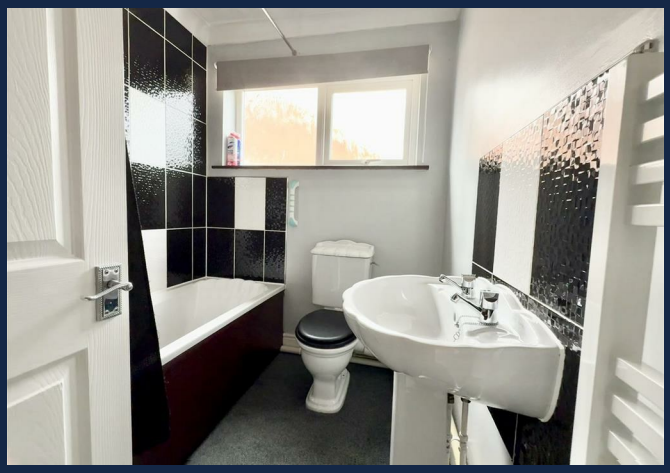

TOWELS











Approach
Via gravelled driveway to front, footpath and lawn leading to double glazed front door with obscured insert.

Porch
Double glazed window to front, ceiling light point, housing electric meter, wood effect laminate flooring, wooden door into:

Front reception 13'5" x 16'4" (4.1 x 5.0)
Double glazed bow window to front, ceiling light point, coving to ceiling, ceiling rose, central heating radiator, feature electric fireplace, stairs to first floor accommodation, wood effect laminate flooring.

Breakfast kitchen 13'5" x 9'10" (4.1 x 3.0)
Two double glazed windows to rear, double glazed door to rear, wall and base units with stone effect work top, tiled splashbacks, one and a half bowl sink and drainer, four ring gas hob, extractor, electric oven, space for washing machine and dishwasher, breakfast bar, tiled splashbacks, central heating radiator, tiled flooring.

First floor landing
Ceiling light point, loft access hatch, airing cupboard and further doors to:

Bedroom one 13'5" x 8'10" (4.1 x 2.7)
Double glazed window to front, ceiling light point, coving to ceiling, store cupboard, central heating radiator.



Bedroom two 7'2" x 11'1" (2.2 x 3.4)
Double glazed window to rear, ceiling light point, coving to ceiling, central heating radiator, wood effect laminate flooring.

Bedroom three 5'10" x 8'2" (1.8 x 2.5)
Double glazed window to rear, ceiling light point, central heating radiator, wood effect laminate flooring.

Bathroom
Double glazed obscured window to side, ceiling light point, bath with shower over, tiling to surround, low level w.c., wash hand basin with tiled splashback, central heating towel radiator.

Rear garden
Slabbed patio area with gravelled area to the side offering space for shed, two further slabbed patio areas, astro tuft and raised decking.

Garage 7'10" x 23'11" (2.4 x 7.3)

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. We have been advised that the property will be FREEHOLD on completion.

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 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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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk