

# Grove.

FIND YOUR HOME



25 Newfield Crescent  
Halesowen,  
West Midlands  
B63 3SS

Offers Over £250,000



Located in Newfield Crescent, Halesowen, this delightful semi-detached house presents an excellent opportunity for investors and families alike. The sort-after location offers close access to schools and local amenities, but still has a sense of tranquillity due to its cul-de-sac location.

Externally, there is tarmacadam driveway offering off road parking. Inside, you will find an entrance hall that gives access to two spacious reception rooms which are joined by double opening doors, a kitchen with access to the rear garden, three bedrooms and a family bathroom. To the rear is the garden, which has plenty of lawn area.

This property's potential has to be seen in person to truly experience. JH 07/4/25 V2 EPC=E













#### Approach

Via slabbed driveway leading to step to double glazed front door with panels to either side.

#### Entrance hall

Ceiling light point, radiator (not connected), stairs to first floor accommodation, door to front lounge, second reception and kitchen, door to under stairs storage.

Front reception room 8'10" min 10'2" max x 10'6" min 12'2" max (2.7 min 3.1 max x 3.2 min 3.7 max)

Decorative coving to ceiling, ceiling light point, bay window to front, dado rails, radiator (not connected), feature fireplace, double opening doors to second reception room.

Second reception room 23'0" x 10'2" max 8'6" min (7.0 x 3.1 max 2.6 min)

Sliding patio door to rear, decorative coving to ceiling, dado rail, t.v. point, radiator (not connected), doors leading to entrance hall and kitchen.

Kitchen 19'8" x 5'11" max 4'3" min (6.0 x 1.8 max 1.3 min)

Two double glazed obscured windows to side, double glazed obscured door to rear, base units with roll top surfaces over, splashback tiling to walls, oven, gas hob, single sink with drainer, space for dishwasher and door to entrance hall.

#### First floor landing

Double glazed obscured window to side, access to loft, doors to three bedrooms and bathroom.





Bedroom one 15'1" x 8'10" min 10'2" max (4.6 x 2.7 min 3.1 max)  
Double glazed window to rear, ceiling light point, radiator (not connected).

Bedroom two 12'10" into bay 10'6" min x 7'10" min 9'2" max (3.9 into bay 3.2 min x 2.4 min 2.8 max)  
Double glazed bay window to front, ceiling light point, radiator (not connected).

Bedroom three 7'7" x 6'11" (2.3 x 2.1)  
Double glazed window to front, ceiling light point, radiator (not connected).

Bathroom  
Double glazed obscured window to rear, tiling to walls, pedestal wash hand basin, w.c., shower cubicle with shower over, cupboard for storage housing hot water tank.

Rear garden  
Slabbed patio area, space for shed, slabbed path down to flower bed area to one side and lawn to the other.

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

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.

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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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