

# Grove.

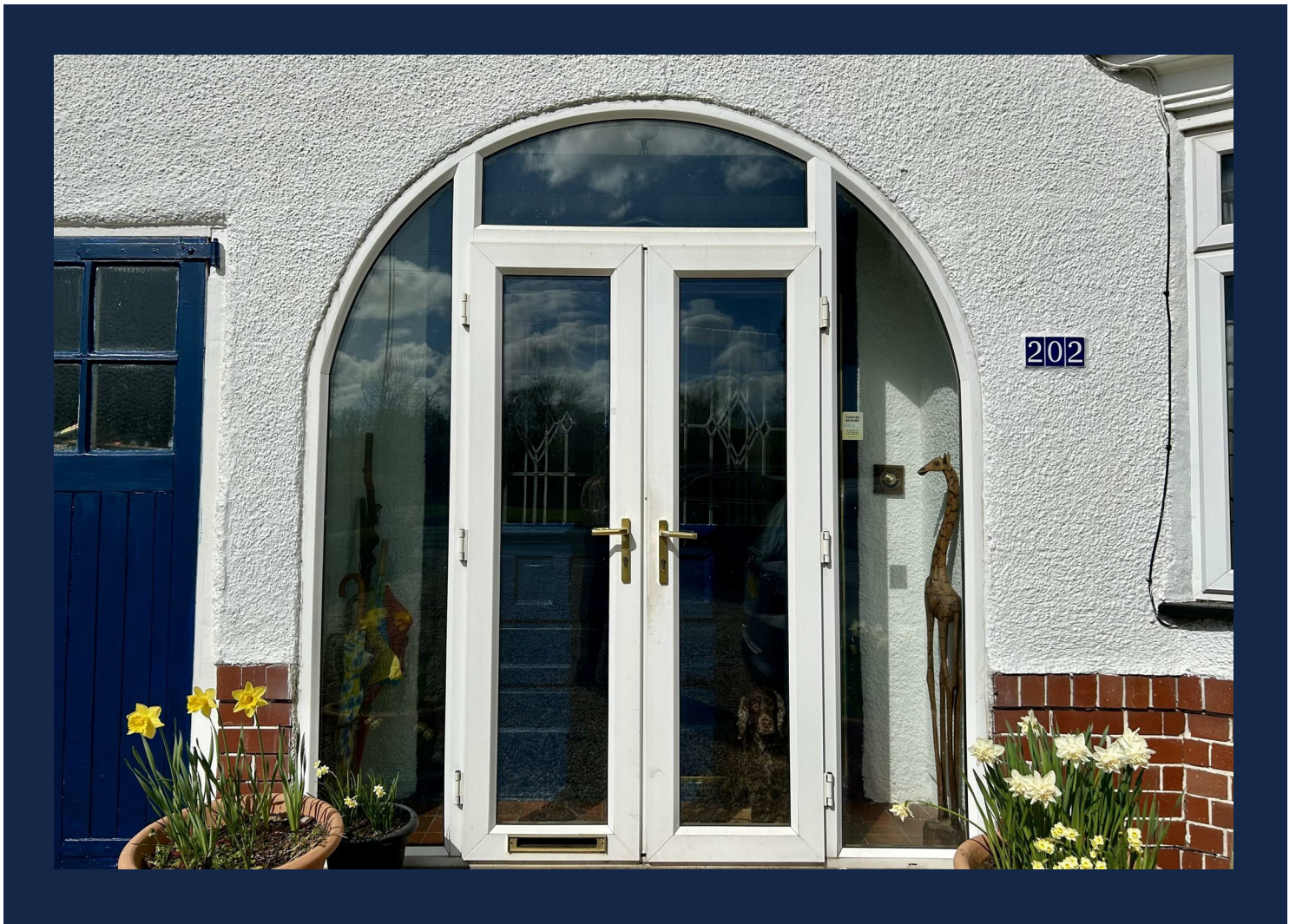
FIND YOUR HOME



202 Hagley Road  
Hayley Green, Halesowen,  
West Midlands  
B63 1EB

Offers In Excess Of £525,000





Located on the desirable Hagley Road in Hayley Green, Halesowen, this charming semi-detached house offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms and a potential home office space (formally bedroom 5), this property is ideal for those seeking a home that accommodates both relaxation and practicality. Situated in a sought-after area, this property benefits from local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. With its spacious interiors and prime location, this semi-detached house on Hagley Road is a wonderful opportunity for anyone looking to settle in Halesowen.

One of the standout features of this home is the generous parking provision, accommodating up to five vehicles. Upon entering, you are greeted by three inviting reception rooms, providing ample space for entertaining guests or enjoying quiet family evenings. The snug leads directly into the kitchen via double opening doors, giving the option of an open plan, but cosy feel. The kitchen offers a skylight, allowing plenty of natural light. Accessed via a door in the entrance hall is the utility, store and downstairs w.c.. Upstairs is a grand landing, four bedrooms and a spacious family bathroom. The rear garden is lawned with a patio .

Don't miss the chance to make this delightful property your new home. JH 28/03/2025 V1 EPC=D













#### Approach

Via stone chipping driveway, slabbed step, double glazed double opening doors to front with double glazed windows to sides. The porch gives access to entrance hall.

#### Entrance hall

Stained glass door with stained glass windows to side and above, minton tiled flooring, coving to ceiling, central heating radiator, stairs to first floor accommodation, doors to three reception rooms and under stairs storage.

#### Store 7'10" x 9'10" (2.4 x 3.0)

The store houses central heating boiler and has double glazed obscured window to side.

#### Utility 5'10" x 4'7" (1.8 x 1.4)

From the storage area a utility can be reached having space for washing machine, which gives access to store and downstairs w.c..

#### Downstairs w.c.

Double glazed obscured window to side, low level w.c., corner wash hand basin.

#### Front reception room 11'5" min 12'1" max x 12'5" min 14'5" max (3.5 min 3.7 max x 3.8 min 4.4 max)

Double glazed bay window to front, central heating radiator, coving to ceiling, ceiling rose, picture rail, arched shelving.

















Rear reception room 12'1" max 11'1" min x 14'5" (3.7 max 3.4 min x 4.4)

Double glazed bay window to rear, double glazed double opening doors, coving and ceiling rose to ceiling, picture rail, central heating radiator, feature fireplace with log burner.

Reception room three 15'8" x 15'1" (4.8 x 4.6)

Double glazed obscured window to side, double opening doors to kitchen, coving and ceiling rose to ceiling, picture rail, doors to built in storage, central heating radiator, feature fireplace.

Kitchen 14'1" x 14'5" (4.3 x 4.4)

Double glazed double opening French doors to rear garden, double glazed window to rear, double glazed skylight, double glazed obscured back door to rear garden via the side, central heating radiator, matching wall and base units with wood effect square top surface over, one and a half bowl sink with mixer tap and drainer, integrated microwave and integrated oven, gas hob, extractor, integrated dishwasher and wine cooler, space for fridge freezer.

First floor landing

Double glazed bow window to front, space for potential office space, coving to ceiling, picture rail, doors radiating to:

Family bathroom

Double glazed bow window to front, half height tiling to walls, central heating radiator, vertical central heating towel rail, walk in shower, double glazed obscured window to side, two vanity style wash hand basins with mixer taps and splashback tiling, bath, low level flush w.c., bidet, coving to ceiling and picture rail.

Master bedroom 11'1" min 12'1" max x 14'5" (3.4 min 3.7 max x 4.4)

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

Bedroom two 12'5" x 11'1" min 12'1" max (3.8 x 3.4 min 3.7 max)

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



Bedroom three 11'1" x 8'6" (3.4 x 2.6)  
Double glazed window to rear central heating radiator, coving to ceiling, picture rail.

Bedroom four 6'6" x 11'1" (2.0 x 3.4)  
Double glazed window to rear, central heating radiator, coving to ceiling, storage cupboard.

#### Rear garden

Slabbed patio area leading to lawn being bordered with hedges and shrubs, further lawn and shed to rear, cold water tap and two double and one single plus sockets, side access to the 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 E

#### 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.

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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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