



36 Valley Road
Halesowen, B62 9RR

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

A great three-bedroom family home in a convenient location in Halesowen.

- A bright and inviting three-bedroom family home.
- A cosy living room and spacious dining room, providing versatile living areas.
- A large, paved driveway with ample space for multiple vehicles and a garage for secure parking or extra storage.
- A generously sized private garden featuring a neat lawn and a patio area, ideal for outdoor living.
- Conveniently located with easy access to nearby amenities and excellent transport links.

823 sq ft (76.4 sq m)





The kitchen

This kitchen has a clean, functional layout with dark countertops and a pale tiled backsplash. There is ample room for appliances, and above the sink, a window offers a lovely outlook over the garden, letting in plenty of natural light. The light grey upper cabinets provide ample storage, contributing to the practical design.



The sitting room

This bright yet cosy living room, located at the front of the property, features a fireplace and comfortable seating. Natural light fills the space, creating a warm atmosphere, perfect for relaxation.





The dining room

This dining room offers a versatile space, ideal for both dining and relaxing. It features a door leading to the garden, enhancing indoor/outdoor living and allowing easy access to outdoor areas.



The primary bedroom

This spacious primary bedroom features a generous double layout, offering plenty of room for furniture and storage. Two large windows looking over the front of the property allow for an abundance of natural light, making the room feel bright and airy.



Bedroom two and three

Bedroom two is a spacious double bedroom with a large window offering views over the garden.

Bedroom three is a versatile single bedroom, perfect for use as a home office or hobby room.



The bathroom

The family bathroom features a clean and functional design, with a bathtub, a pedestal sink, and a toilet. The space is well-lit thanks to an obscured window, providing natural light. This bathroom offers a practical and simple layout, ideal for family use.



The garden

The garden of this property features a neat stretch of lawn, providing a well-maintained and open space. There is also a patio area perfect for al fresco dining and outdoor relaxation. Surrounded by mature shrubs and trees, the garden offers privacy and a peaceful atmosphere, creating a versatile outdoor space ideal for enjoying the fresh air.



Location

Halesowen is a well-connected area offering a range of amenities and convenient transport links. Located in the West Midlands, it is close to the bustling town centre, which features various shops, supermarkets and restaurants. The area is served by a number of schools, parks and leisure facilities, making it ideal for families.

For transport, Halesowen is well-connected by bus routes, with direct services to nearby towns like Birmingham, Dudley and Stourbridge. The town is also within easy reach of the M5 motorway, providing quick access to major cities and regional destinations. Halesowen railway station, which is a short drive away, offers access to local and national train services. Additionally, the nearby countryside provides opportunities for outdoor activities and scenic walks.

Services

The property benefits from mains gas, water, electricity and drainage.

Council Tax

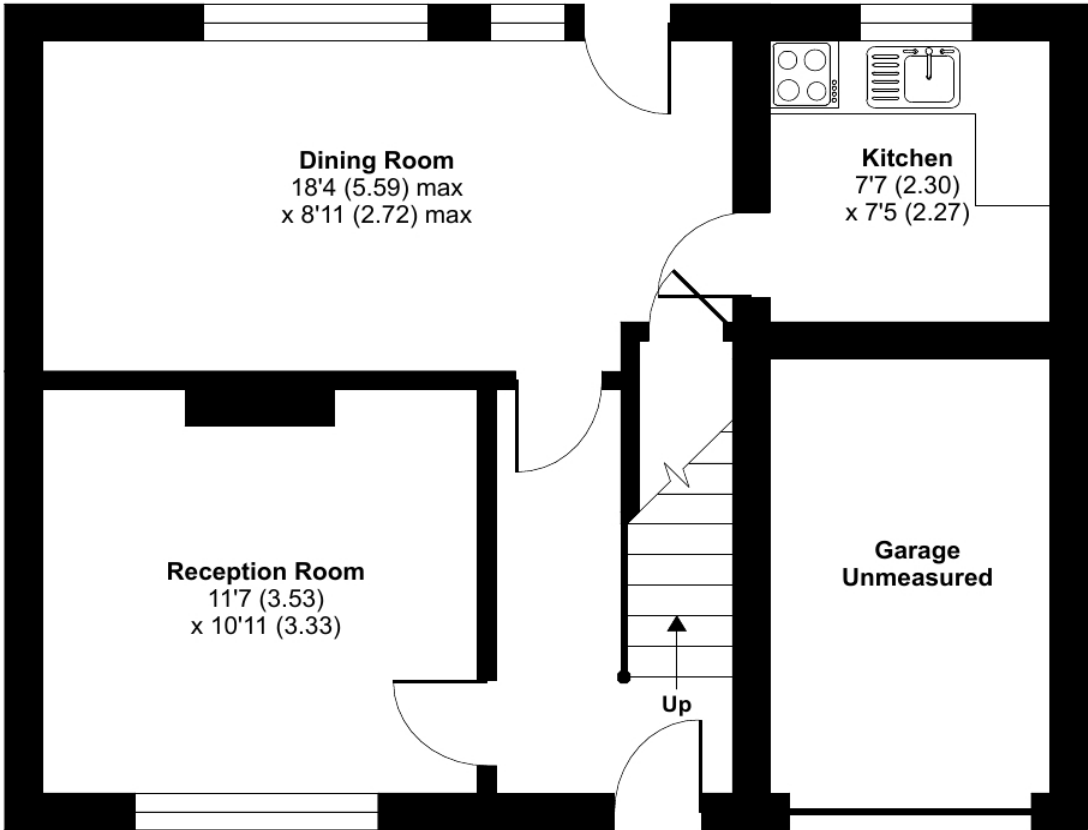
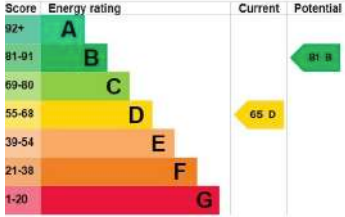
The Council Tax banding for this property is **Band C**



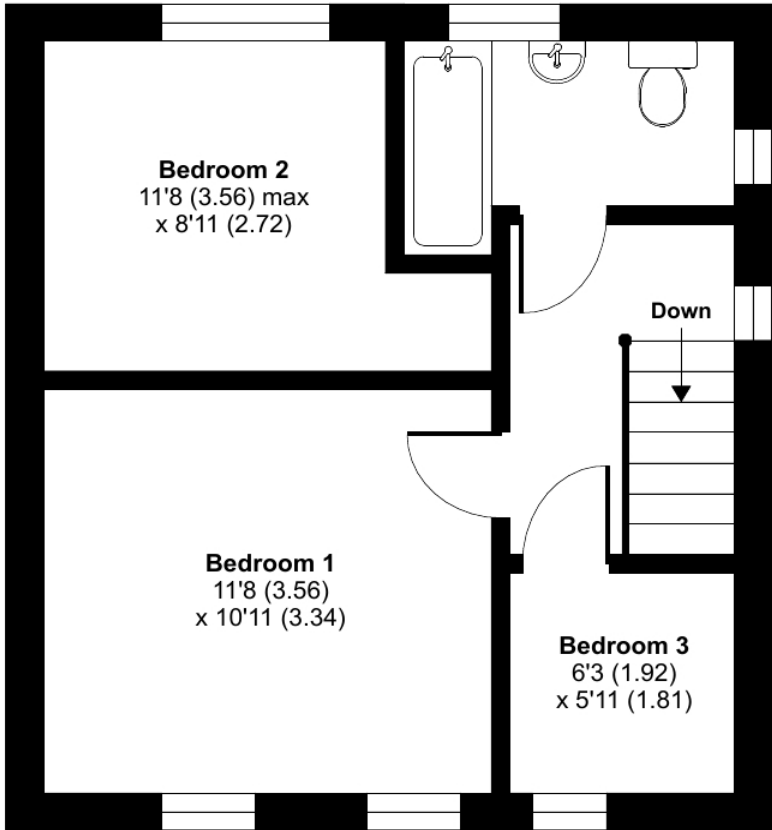
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Approximate Area = 823 sq ft / 76.4 sq m (excludes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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