

# Grove.

FIND YOUR HOME



237 Stourbridge Road  
Halesowen,  
West Midlands  
B63 3QU

Offers Over £290,000



Located on Stourbridge Road in Halesowen, this semi-detached house presents an excellent opportunity for families.

The house comprises of a tarmacadam driveway leading to an entrance porch and garage. The porch leads to the entrance hall at the heart of the property and gives access to a dual aspect lounge-diner and modern fitted kitchen. From the kitchen, there is access to the utility/conservatory area which overlooks the garden. The utility offers an easy-access door to the garage. Upstairs are three well-portioned bedrooms and a family bathroom. One of the standout attributes of this property is the generous parking capacity, accommodating up to five vehicles, which is a rare find in the area.

This home is conveniently located near local amenities, schools and transport links, making it an ideal choice for those seeking both comfort and accessibility. With its blend of practicality and charm, this semi-detached house on Stourbridge Road is a wonderful place to call home. Don't miss the chance to view this delightful property and envision your future in Halesowen. JH 04.12.24 V1 EPC=D













#### Approach

A tarmac driveway leading to the front door and garage and a slabbed path to the side gate, which gives access to the garden.

#### Porch 2'11" x 6'3" (0.9 x 1.9)

A double glazed front door and side panel into the porch area. An additional double glazed door and side panel leading to the entrance hall.

#### Entrance Hall

Central heating radiator, door to under stair storage, doors radiating to the lounge diner and kitchen and stairs leading to first floor.

#### Reception room 23'4" x 11'6" max 10'2" min (7.1 x 3.5 max 3.1 min)

A double glazed bow window to the front, double glazed French doors to the rear, a central heating radiator, an additional vertical central heating radiator, decorative ceiling coving and feature fireplace.

#### Kitchen 9'10" x 7'3" (3.0 x 2.2)

Double glazed window to the rear, high gloss matching wall and base units with roll top surface over, splashback tiling, hob with extractor over, integrated oven, space for a dishwasher and washing machine, one and a half bowl stainless steel sink with mixer tap and drainer and door radiating to utility.





Utility/Conservatory 12'2" x 7'10" (3.7 x 2.4)

Double glazed windows around, with patio doors leading into the garden and a door leading to the garage.

Landing

Double glazed obscure window to the side, access to the loft and doors leading to a bathroom and three bedrooms.

Bedroom 1 13'1" x 9'6" (4.0 x 2.9)

Double glazed window to the front, central heating radiator and t.v. point.

Bedroom 2 10'2" x 10'10" (3.1 x 3.3)

Window to the rear and a central heating radiator.

Bedroom 3 8'10" x 7'7" (2.7 x 2.3)

Double glazed window to the front, central heating radiator and bulkhead.

Bathroom 7'10" x 6'11" (2.4 x 2.1)

Double glazed obscure window to the rear, tiling to two walls, vertical central heating radiator, vanity wash

hand basin with mixer tap, a sensor flush w.c. and jacuzzi style corner bath with shower over.

Garage 7'10" x 20'4" (2.4 x 6.2)

Garden

Decking patio with slabbed steps to a lawn. The lawn is bordered by raised beds and stone chipping area. Space for a shed, outside water tap and slabbed path accessing the front drive.

Council Tax

Council tax band is C.

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.

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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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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.

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