

# Grove.

FIND YOUR HOME



51 Haden Hill Road  
Halesowen,  
West Midlands  
B63 3NF

Offers In The Region Of £490,000





Located on the Haden Hill Road in Halesowen, this delightful detached house offers a perfect blend of modern and cosy. Outside, the property boasts parking for multiple vehicles, a valuable asset in today's busy world. This feature not only adds convenience but also enhances the overall appeal of the home. Situated in a desirable location, this house is close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike. With its spacious layout and prime location, this property is a wonderful opportunity for those seeking a comfortable and stylish home in Halesowen.

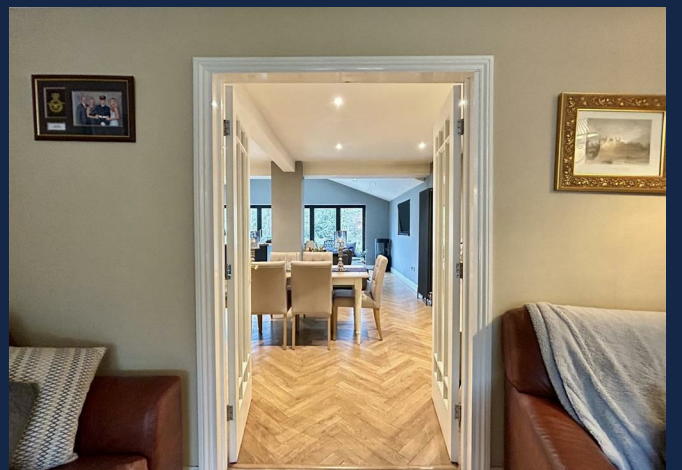
To comprise, the property offers a block paved driveway and side access to the rear. Through the front door is an entrance hall that allows access to the front reception room and stairs to the first floor. The front reception room provides double doors into the rear facing open plan kitchen-lounge-diner. This modern open plan family area boasts double glazed bifold doors to the rear patio, breakfast bar island, under stairs storage and access to the utility and w.c.. Upstairs are four well proportioned bedrooms, one offering its own En-suite shower room and a family bathroom. To the rear is a spacious garden with patio and lawn, with a tiered garden down to the river Stour.

Don't miss the chance to make this charming house your new home. JH 24/04/25 V2 EPC=D

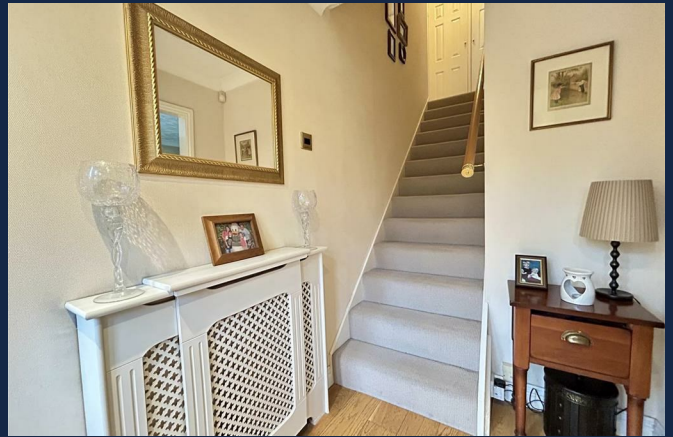












### Approach

Via block paved driveway with lawn to side, access to garage and side access to rear, front door giving access into:

### Entrance hall

Double glazed obscured door with side panels to either side, stairs to first floor accommodation, coving to ceiling, door leading to lounge, central heating radiator.

### Lounge 15'8" x 11'5" max 9'2" min (4.8 x 3.5 max 2.8 min)

Double glazed bow window to front, central heating radiator, feature living flame gas fireplace, coving to ceiling, double opening doors into open plan lounge, diner and kitchen.

### Dining area 16'8" x 11'5" (5.1 x 3.5)

Vertical central heating radiator, doors leading to under stairs store and utility room, wood effect herringbone flooring throughout the open plan area, inset ceiling light points.

### Utility room 5'10" x 6'6" (1.8 x 2.0)

Matching solid wood wall and base units with granite square edge work surface over, integrated wine cooler, space for washing machine and tumble dryer, ornate tiling to floor, inset ceiling lights, door to downstairs w.c.

### Downstairs w.c.

Double glazed obscured window to side, central heating radiator, vanity wash hand basin with mixer tap, splashback tiling to walls, ornate tiling to floor, low level flush w.c.





















Kitchen living area 21'7" x 11'9" (6.6 x 3.6)

Double glazed bifold doors to rear, vertical central heating radiator, complementary matching wall and base units with a light composite stone work surface over, Neff integrated oven, microwave oven, induction vented hob, centre island with base units and oak surface over, integrated Bosh dishwasher, pull out bin drawer, breakfast bar area, sink with mixer tap, vaulted ceiling, two velux skylights, inset ceiling lights.

First floor landing

Decorative coving to ceiling, double opening doors to airing cupboard, doors leading to four bedrooms and family bathroom.

Master bedroom 12'9" x 11'5" max 9'2" min (3.9 x 3.5 max 2.8 min)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobe and door leading to en-suite shower room.

En-suite shower room

Double glazed obscured window to side, vertical

central heating towel rail, low level flush w.c., built in electric shower with tiling to surround, vanity wash hand basin with mixer tap.

Bedroom two 8'2" x 12'9" (2.5 x 3.9)

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

Bedroom three 7'10" x 10'5" (2.4 x 3.2)

Double glazed window to rear, central heating radiator, coving to ceiling, loft access.

Bedroom four 7'6" x 11'9" (2.3 x 3.6)

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

Family bathroom

Double glazed obscured window to rear, free standing claw foot bath with mixer tap and shower over, pedestal wash hand basin, w.c., vertical central heating radiator with towel accessory, half height brick effect tiling to majority of walls.





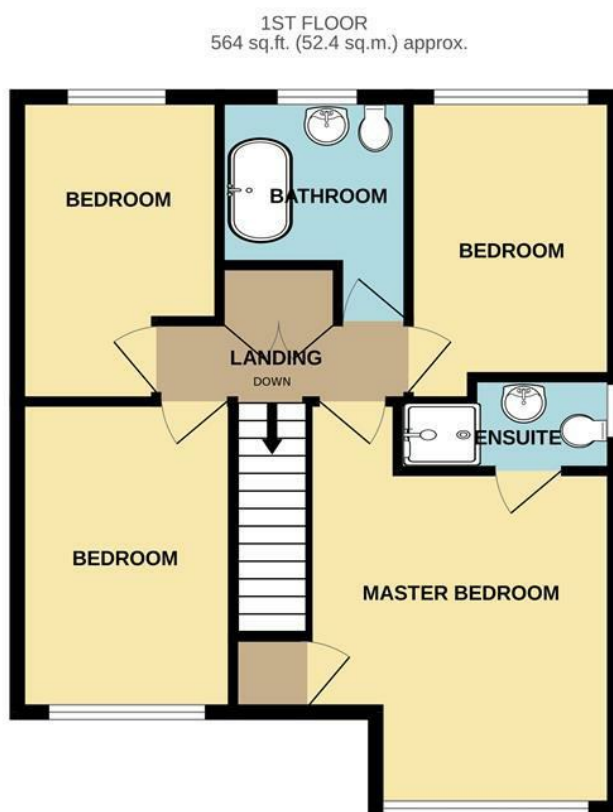
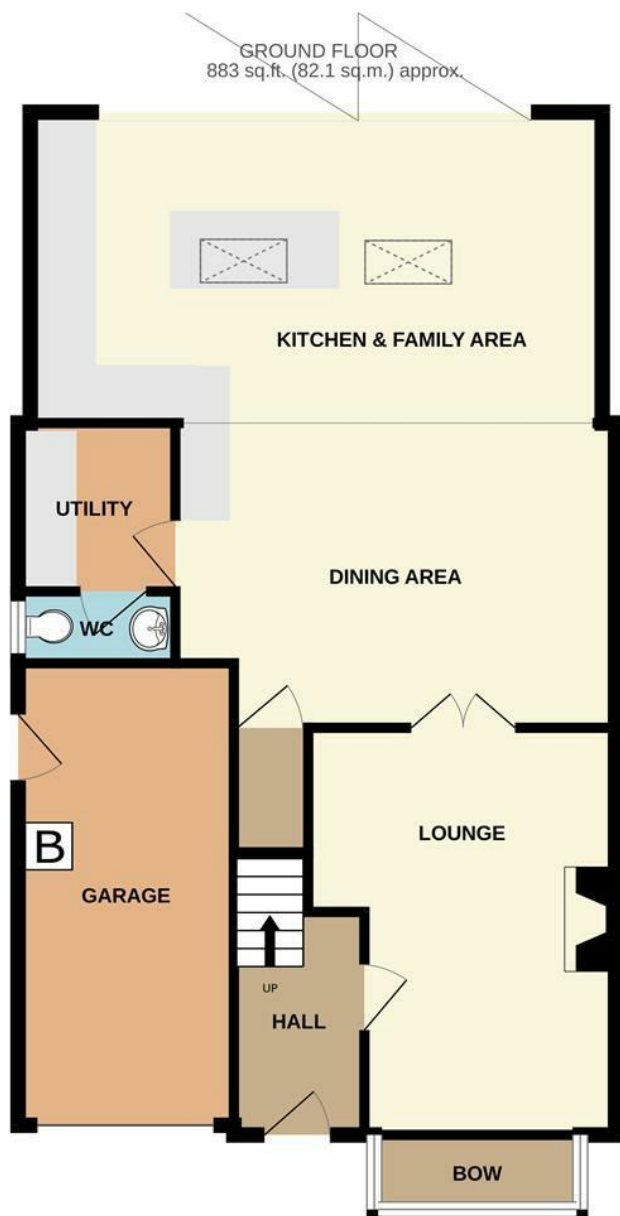












TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Garage 17'4" x 7'6" min 7'10" max (5.3 x 2.3 min 2.4 max)

Housing Worcester Bosch boiler, consumer unit for extension, up and over door.

#### Garden

Slabbed pathway leading to patio area, outside tap, steps down to lawn with mature borders, further gate leading to further tiered garden leading to the River Stour and garden store.

#### 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 you 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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