

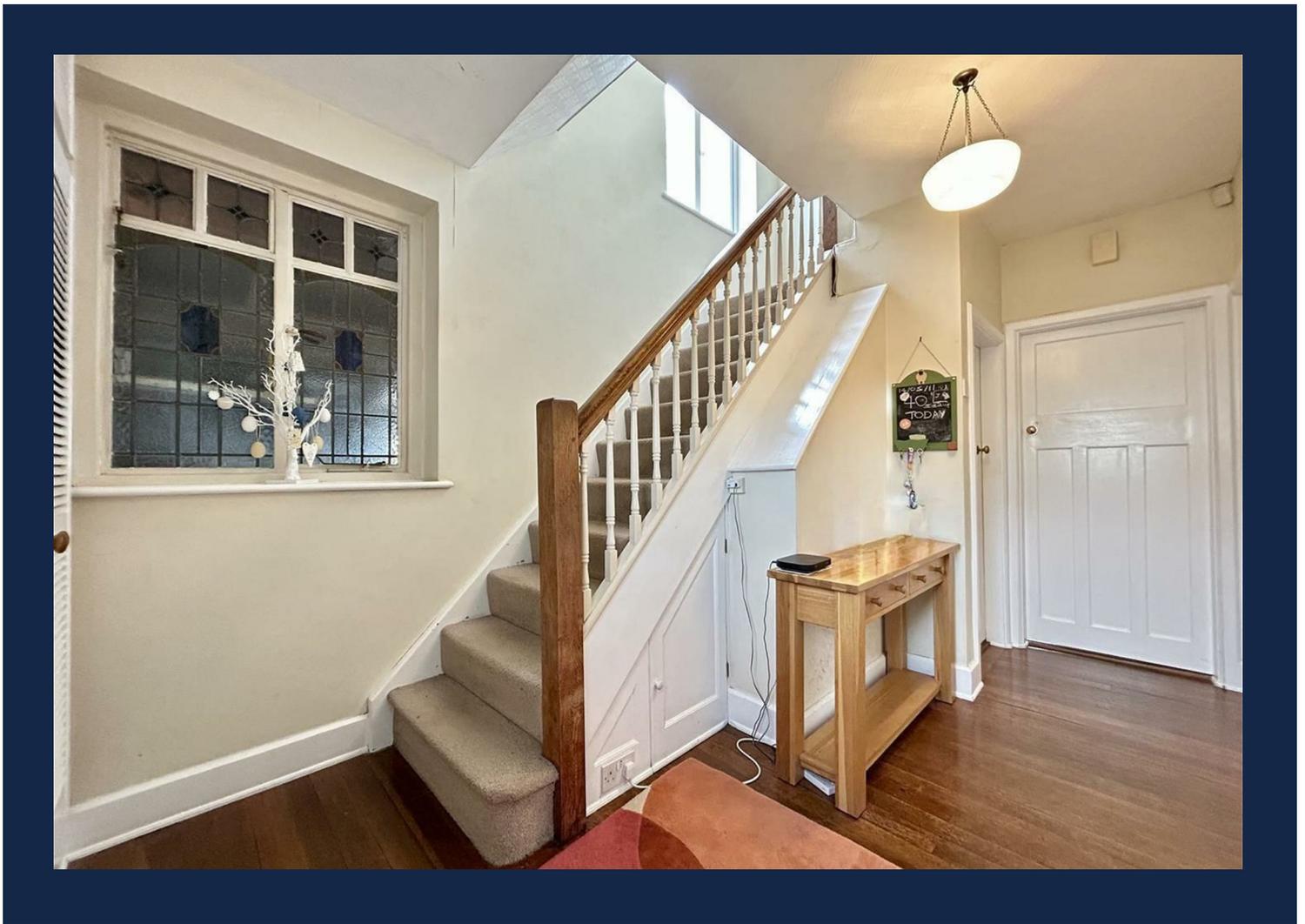
# Grove.

FIND YOUR HOME



9 Fairfield Road  
Halesowen,  
West Midlands  
B63 4PT

Offers In The Region Of £460,000



Located on Fairfield Road in Halesowen, this three bedroom detached house presents an excellent opportunity for families. Halesowen is known for its friendly community and excellent local amenities, including shops, schools, and parks, making it a desirable location for those seeking a balanced lifestyle. The property boasts parking for multiple vehicles.

The property comprises of a front drive, lawn and slabbed area to the approach of the property. Inside is an entrance porch and hall, embellished with stain glass, leading to two reception rooms, a kitchen and downstairs w.c. The modernised kitchen offers integrated appliances and access to the utility. The utility has space for additional appliances e.g. washing machine and tumble drier, and doors to the rear garden and garage. Upstairs are three well proportioned bedrooms and a family bathroom, with plenty of storage in the landing. The rear garden is spacious with lawn and side access.

Whether you are a first-time buyer or looking to settle into a new family home, this property on Fairfield Road is sure to meet your needs. Do not miss the chance to make this charming house your new home. JH 23/04/25 V2 EPC=E







#### Approach

Via stone chipping and slabbed driveway, front lawn, slabbed leading to double glazed door into:

#### Porch

Stained glass door and panel above with further door into:

#### Entrance hall

Central heating radiator, storage cupboard, doors to two reception rooms, kitchen, downstairs w.c., stained glass window to garage.

Reception room one 11'9" min 14'1" max x 11'5" (3.6 min 4.3 max x 3.5)

Double glazed bay window to front, central heating radiator, stained glass window to side.

Reception room two 15'8" max 13'5" min x 11'5" (4.8 max 4.1 min x 3.5)

Double glazed door to rear, double glazed bay window to rear, central heating radiator, feature place with brick surround.

#### Downstairs w.c.

Low level flush w.c., vertical central heating radiator, vanity wash hand basin with mixer tap, obscured window to garage.











Kitchen 13'9" x 10'2" (4.2 x 3.1)

Two double glazed windows to rear, central heating radiator, matching wall and base units with square top work surface over, splashback tiling, integrated oven, gas hob, extractor fan, integrated dishwasher, integrated fridge, sink with mixer tap and drainer, door to utility.

Utility 10'2" x 5'6" (3.1 x 1.7)

Double glazed window to rear, double glazed door to side, matching wall and base units with square top wood effect surface over, space for washing machine and dryer, door to garage.

Garage 15'5" x 13'5" (4.7 x 4.1)

Up and over door to front, double glazed window to side.

First floor landing

Double glazed obscured window to side, double opening storage cupboard housing central heating boiler, loft access, doors to three bedrooms and shower room.

Bedroom one 11'5" x 13'5" (3.5 x 4.1)

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

Bedroom two 14'9" max 12'1" min x 11'5" (4.5 max 3.7 min x 3.5)

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

Bedroom three 10'2" x 15'8" max 14'5" min (3.1 x 4.8 max 4.4 min)

Double glazed window to rear, central heating radiator.

Agents Note: There is restricted head height in this room due to the roof line.

Shower room

Double glazed obscured window to front, towel radiator, tiling to walls, vanity wash hand basin with mixer tap, low level flush w.c., shower with monsoon shower head over, double glazed obscured window to side, tiling to floor.

Rear garden  
Slabbed patio with side access iv double opening gates, lawn, shed and summer house all with fence panels to surrounds.

#### 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

#### 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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