

# Grove.

FIND YOUR HOME



5 The Hawnelands  
Halesowen,  
West Midlands  
B63 3RT

Offers In The Region Of £300,000



A truly well presented 3 bed semi detached family home. Ideally located in a highly sought after location of Halesowen. This immaculate family home offers spacious open plan living with modern decorative updates throughout. The Hawnelands is well placed for access to good transport links, good local schools, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance hall way storage under stairs and internal access to garage, a ground floor WC, a modern and well appointed kitchen, and a spacious lounge/ dining area across the rear of the property. Heading upstairs is a pleasant landing, a large rear double bedroom, currently used as the main, a second large double, a third doubled bedroom currently being used as an office, and the updated house bathroom with the benefit of shower over bath.

Externally the property offers ample road parking to frontage over the tarmac driveway with block paved edging and a side access gate to rear. At the rear of the property is a low maintenance garden with seating areas located to make the most of the days sun. AF 22/4/25 V2

EPC=E





















#### Approach

Via tarmac driveway offering parking for two vehicles, slate stone front garden, access to composite front door with double glazed obscured windows to either side.

#### Entrance hall

Ceiling light point, vertical central heating radiator, wood panelling to wall, stairs to first floor accommodation, under stairs storage, internal access to garage, access to downstairs w.c.

#### Downstairs w.c.

Double glazed obscured window to front, ceiling light point, alarm box, wash hand basin, low level w.c. and wood effect vinyl flooring.

#### Kitchen 6'2" x 11'1" (1.9 x 3.4)

Double glazed window to side, double glazed obscured door to side access, ceiling light point, range of wall and base units, hob, oven, extractor, space for fridge and washing machine, stone effect work surface, range of wall and base units, tiled splashbacks, composite sink and drainer, opening to dining area and also accessed via the hallway.

#### Lounge diner 11'1" min 18'0" max x 6'10" min 15'5" max (3.4 min 5.5 max x 2.1 min 4.7 max)

Double glazed picture window to rear, further double glazed window in dining area, ceiling light point, central heating radiator, feature fireplace housing electric fire.





















#### First floor landing

Double glazed obscured window to side, ceiling light point, wooden panelling to walls.

#### Bedroom one 9'10" x 13'1" (3.0 x 4.0)

Double glazed window to front, ceiling light point, central heating radiator.

#### Bedroom two 9'10" x 15'8" (3.0 x 4.8)

Double glazed window to rear with far reaching views, ceiling light point, panelling to walls, central heating radiator.

#### Bedroom three 7'10" x 11'5" (2.4 x 3.5)

Double glazed window to rear, ceiling light point, loft access hatch, central heating radiator.

#### Family bathroom

Tiled effect splashback panels, double glazed obscured window to front, ceiling light point, extractor fan, bath with shower over with monsoon shower attachment, low level w.c., wash hand basin, central heating towel radiator, wood effect laminate flooring, airing cupboard with shelving.

#### Rear garden

Paved seating area to with additional paved area for barbecue, paved area to rear of garden, lawned area with raised flower beds to sides.

#### Garage 7'10" x 16'0" (2.4 x 4.9)

Electric roller shutter door to front, ceiling light point, electric fuse box, gas meter, sockets for white goods.

#### 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

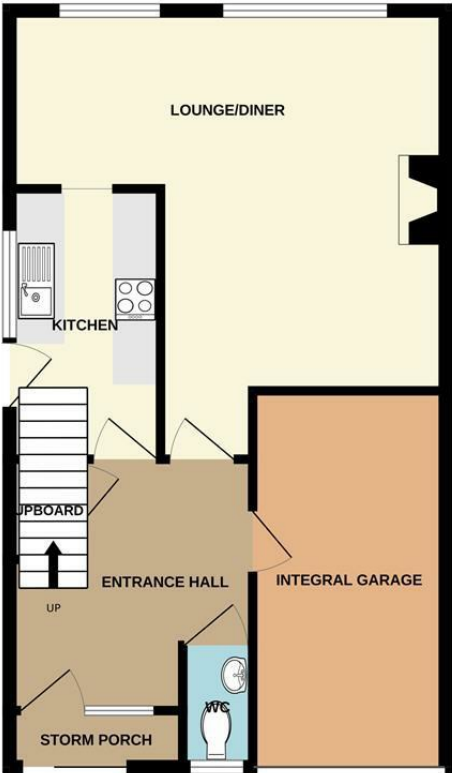
Tax Band is C

#### 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



GROUND FLOOR



1ST FLOOR



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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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.

#### 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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