

# Grove.

FIND YOUR HOME



130 Blakedown Road  
Halesowen,  
West Midlands  
B63 4QL

Offers In Excess Of £325,000



On Blakedown Road in Halesowen, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Situated in a desirable location, this house benefits from easy access to local amenities, schools, and transport links. The surrounding area is known for its picturesque scenery and friendly neighbourhood, enhancing the appeal of this lovely home.

The property has the benefit of leasing solar panels and comprises of a block paved driveway to the front, with the front door leading straight into the dining room. The spacious dining room offers doors into the lounge and stairs to the first floor. The second reception room offers double opening doors into the conservatory and door into the modernised kitchen. The utility is spacious and has the potential for use as a play room, office or additional reception room. Upstairs are three reception rooms, one having its own dressing area, a bathroom offering a corner bath and separate shower, and a separate w.c..

In summary, this semi-detached house on Blakedown Road is a wonderful opportunity for anyone looking to settle in Halesowen. With its generous living space, comfortable bedrooms, and prime location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this charming property your new home. JH 2/04/2025 V2 EPC=B













## Approach

Via block paved driveway leading to double glazed obscured front door giving access to:

Front reception room 15'8" x 8'2" (4.8 x 2.5)

Central heating radiator, stairs to first floor accommodation, double glazed bow window to front, ceiling coving, door to rear reception room.

Rear reception room 16'0" x 11'5" (4.9 x 3.5)

Double glazed double opening doors to conservatory/sun room with double glazed windows to either side, central heating radiator, coving to ceiling, panelling to walls, feature fireplace and log storage, door leading to kitchen.

Kitchen 7'10" x 16'0" (2.4 x 4.9)

Double glazed window to rear and side, door to side giving access to rear garden, matching wall and base units with square top wood effect surface over, integrated oven and microwave, gas hob with extractor over, sink with mixer tap and drainer, splashback tiling to walls, central heating boiler, space for American Fridge freezer, central heating radiator, coving to ceiling, space for washing machine, integrated dishwasher and freezer, door leading to utility.

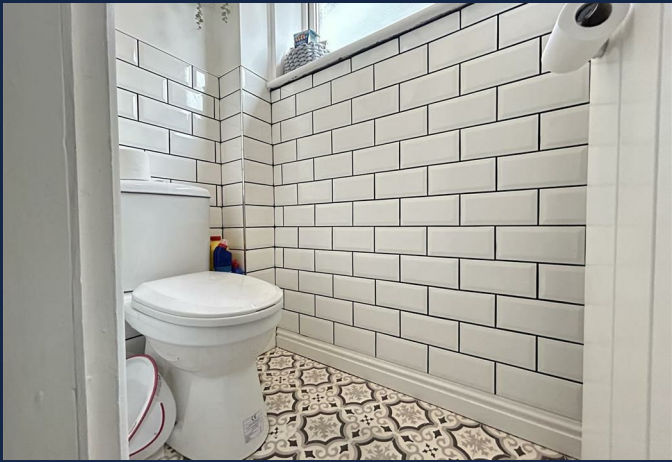
Utility 7'10" x 14'9" (2.4 x 4.5)

Double glazed bow window to front, coving to ceiling, central heating radiator, matching wall and base units with square top marble effect surface over, space for tumble dryer.















First floor landing  
Loft access, doors radiating to bedrooms, bathroom and separate w.c.

Family bathroom  
Double glazed obscured window to rear, corner bath, corner electric shower, heritage pedestal wash hand basin, vertical central heating towel rail, half height tiling to walls.

Separate w.c.  
Double glazed obscured window to side, half height tiling to walls, low level flush w.c.

Bedroom one 12'9" x 11'1" (3.9 x 3.4)  
Double glazed window to rear, vertical central heating radiator, panelling to walls.

Bedroom three 11'5" x 8'2" (3.5 x 2.5)  
Double glazed window to front, central heating radiator, coving to ceiling.

Dressing area 7'10" x 8'2" (2.4 x 2.5)  
Central heating radiator, coving to ceiling, entrance to bedroom two.

Bedroom two 7'2" x 8'10" (2.2 x 2.7)  
Accessed via bedroom two with double glazed window to front, central heating radiator, coving to ceiling.

Rear garden  
Slabbed patio area with pathway leading to rear decking area, astro turf lawn.

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 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.

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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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