

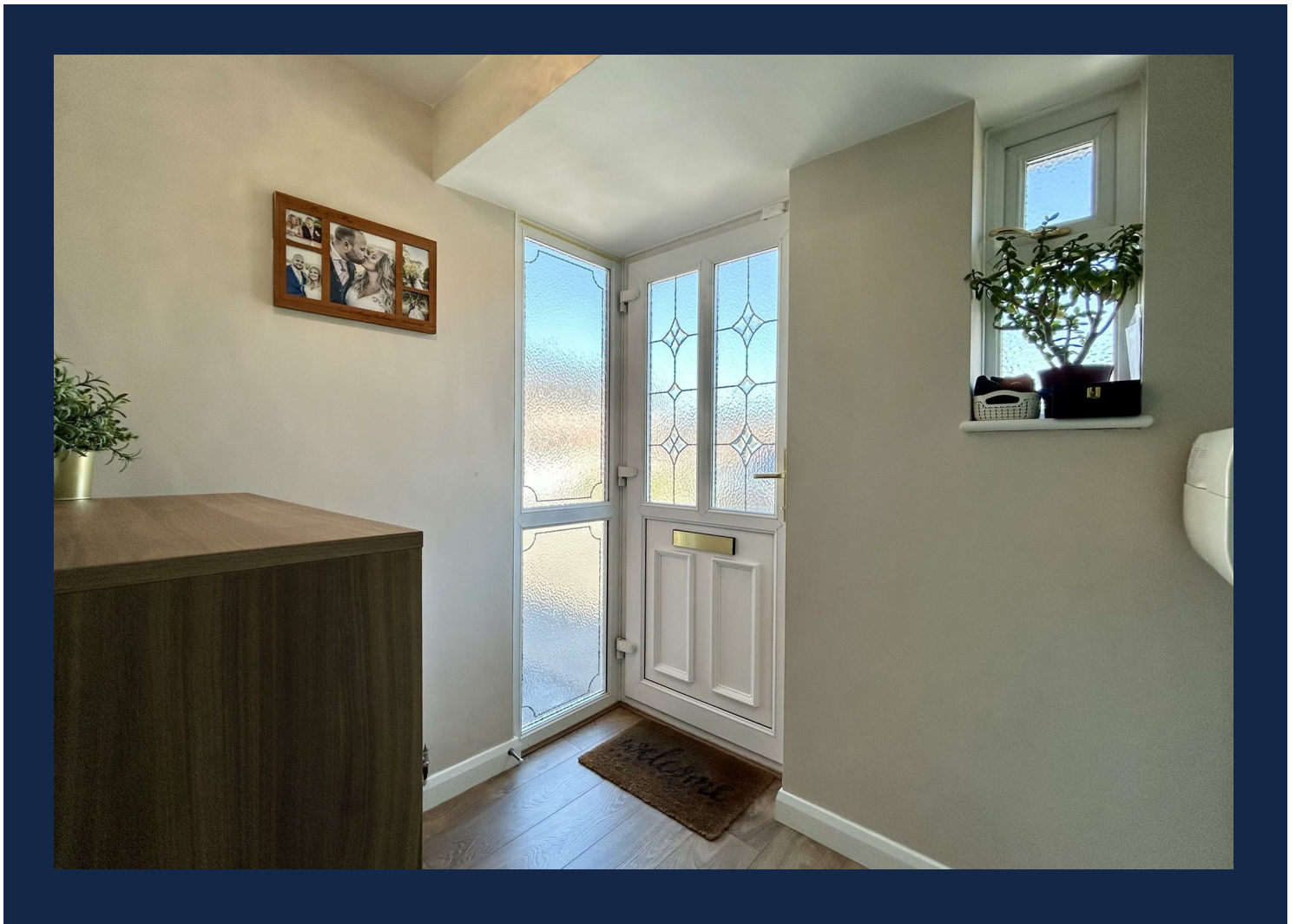
# Grove.

FIND YOUR HOME



41 Foxhollies Drive  
Halesowen,  
West Midlands  
B63 3XE

Offers In The Region Of £425,000



On Foxhollies Drive, Halesowen, this detached, corner plot house offers a peaceful neighbourhood with easy access to local amenities, schools, and parks, making it an excellent choice for families.

The approach boasts a block paved driveway for multiple vehicles. Inside, the ground floor comprises of an entrance porch, hall, play room, lounge, open plan kitchen-diner, utility and downstairs w.c.. the first floor offers four bedrooms, one with an en-suite shower room, and family bathroom. The garden is tiered with lawn and patio.

This property on Foxhollies Drive is a wonderful opportunity to secure a spacious and well-located family home in Halesowen. JH 19/05/2025 V1 EPC=C

















#### Approach

Block paved driveway with stone chipping borders, double glazed obscured window and door leading into;

#### Entrance Porch

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

#### Entrance Hall

Doors leading into play room, reception room and stairs leading to first floor.

#### Playroom 10'5" x 7'10" (3.18 x 2.41)

Double glazed bow window to front, central heating radiator, cupboard housing meters.

#### Reception room 12'7" x 13'11" (3.85 x 4.26)

Double glazed bow window to front, central heating radiator, under stairs storage, double opening glass doors leading into;

#### Kitchen/ Diner 9'4" x 24'10" (2.86 x 7.59)

Double glazed double opening French doors into the rear garden, two double glazed windows to rear, central heating radiator, space for an American style fridge/freezer, matching wood effect wall and base units with roll top surface over, breakfast bar, integrated Bosch hob, 1.5 bowl basin sink with hose mixer tap and splash back tiling to walls, integrated double oven, integrated dishwasher, door leading;

























#### Utility

Work surface and space for washing machine and dryer, boiler, double glazed door to side, door leading to;

#### Downstairs W.C.

Low level flush w.c. vanity wash hand basin with mixer tap and splash back tiling, vertical central heating radiator.

#### Landing

Loft access, door to airing cupboard.

#### Bedroom One 7'11" x 17'4" (2.42 x 5.29)

Double glazed window to front, vertical central heating radiator, loft access, fitted wardrobes and door leading to;

#### En-suite shower room

Double glazed obscured window to rear, vertical central heating towel rail, pedestal wash hand basin with individual hot and cold taps, low level flush w.c. shower with monsoon head over, complimentary tiling to the walls.

#### Bedroom Two 8'5" x 10'6" (2.59 x 3.22)

Double glazed window to front, central heating radiator, decorative ceiling coving and fitted wardrobes.

#### Bedroom Three 8'3" x 11'2" (2.52 x 3.42)

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

#### Bathroom

Double glazed obscured window to the rear, vanity style wash hand basin with mixer tap and splash back tiling, low level flush w.c. vertical central heating towel rail, bath with shower over.

#### Bedroom Four/Study 7'1" x 5'8" (2.16 x 1.74)

Double glazed window to front, central heating radiator, cupboard with stair bulk head.

#### Garden

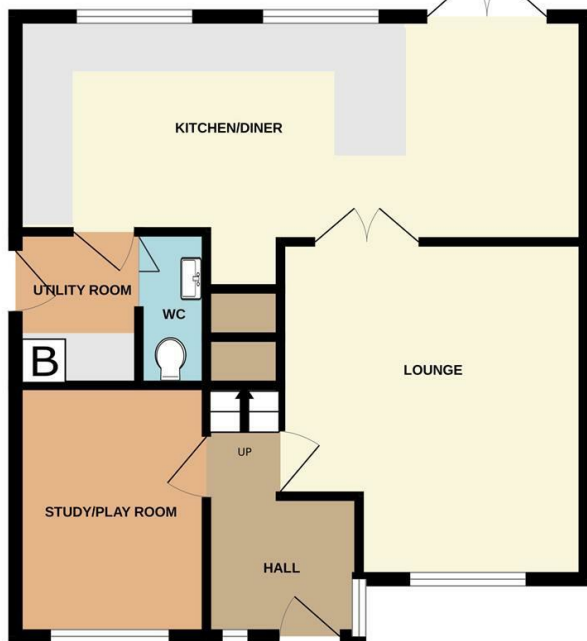
Tiered garden with slabbed patio area, block paved steps up to lawn area, scrubs in a wood chipping bed. further raised patio area, side access.



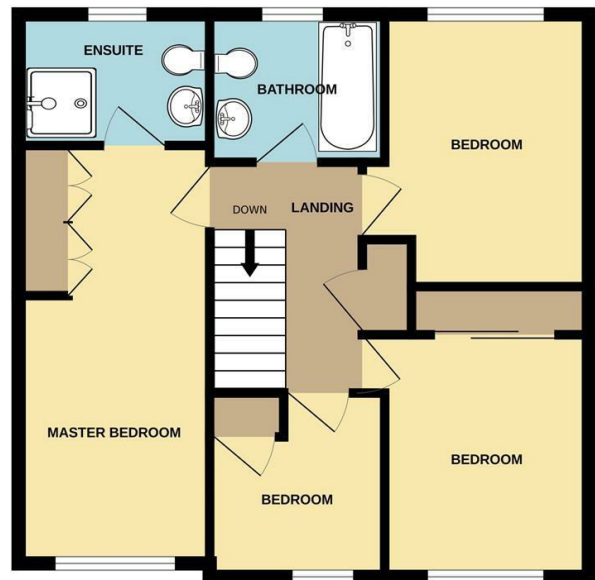




GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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Council Tax Banding  
Tax Band is E.

#### Agents note

Bedroom four/study has a stair bulk head located in cupboard.

#### 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.

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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.

#### Freehold 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.

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