

# Grove.

FIND YOUR HOME



11 Grange Road  
Halesowen,  
West Midlands  
B63 3EA

Offers In The Region Of £340,000





On the central Grange Road in Halesowen, this extended semi-detached house with loft conversion offers move in ready accommodation, finished to a high standard. The location itself is a significant advantage, with local amenities, schools, and parks just a stone's throw away, making it an excellent choice for families and professionals alike.

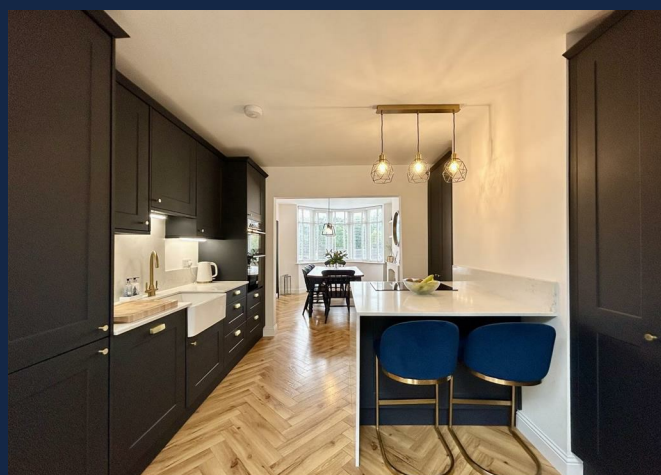
The approach briefly comprises of a block paved frontage, stone chipping steps past flower beds to a further stone chipping area with side access to the garden and front door into the porch. The ground floor offers herringbone flooring throughout with an entrance hall, downstairs cloak room with under stairs storage and cupboard with space for tumble drier and washing machine. The open plan, extended living area offers a dining area, Aristocraft fitted kitchen with breakfast bar, Quartz surfaces and integrated appliances, and living area with French doors to the rear garden. The first floor offers a family bathroom with Karndean flooring, two bedrooms and study/bedroom. The second floor loft conversion offers two bedrooms and a shower room with Karndean flooring.

With its stylish open plan living space and convenient location, it presents a wonderful opportunity for anyone looking to settle in Halesowen. JH 10/06/2025 V2 EPC=E













#### Approach

Via block paved frontage, with slab steps leading to a stone chipping area, further slabbed steps to double glazed double opening front door into entrance porch.

#### Entrance porch

Double glazed door to hall with two double glazed panels to either side.

#### Entrance hall

Central heating radiator, panelling to stairs, door to downstairs w.c. and living area, herringbone flooring.

#### Downstairs w.c.

Low level flush w.c., vanity style wash hand basin with mixer tap, double opening cupboard doors with space for washing machine and tumble dryer, door into under stairs storage housing the central heating boiler.

#### Front reception room 13'5" into bay x 11'1" max (4.1 into bay x 3.4 max)

Double glazed bay window to front, vertical central heating radiator, gas feature fire with surround, two fitted cupboards, quartz surface and splashbacks over, herringbone flooring.

#### Kitchen 9'6" x 10'9" (2.9 x 3.3)

Matching wall and base units with square quartz surface over, splashbacks, butler sink with mixer tap, integrated induction hob, integrated fridge freezer, integrated dishwasher, integrated double oven, breakfast bar with storage beneath, herringbone flooring.









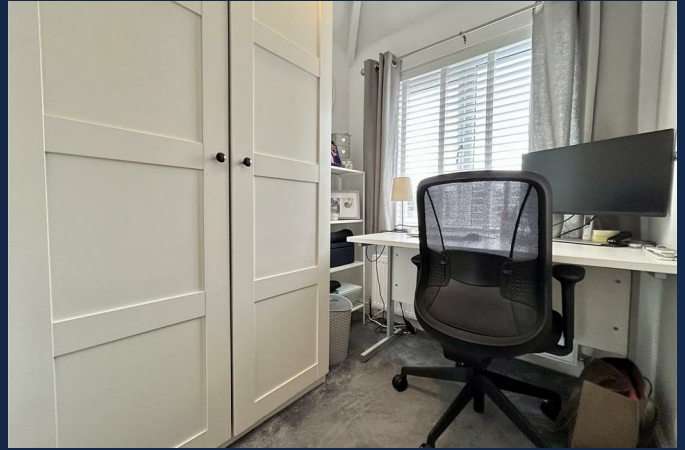












#### Lounge 8'10" x 15'1" (2.7 x 4.6)

Double glazed French doors to rear with double glazed windows to either side, two double glazed velux skylights, vertical central heating radiator, herringbone flooring.

#### First floor landing

Double glazed obscured window to side, doors to two bedrooms, study and family bathroom, stairs to second floor.

#### Bathroom

Double glazed obscured window to rear, vanity set with wash hand basin and mixer tap and low level flush w.c., bath with shower over, karndean flooring, vertical central heating radiator.

#### Bedroom two 10'9" x 12'5" (3.3 x 3.8)

Double glazed window to rear, central heating radiator.

#### Bedroom one 10'9" x 13'9" (3.3 x 4.2)

Double glazed bay window to front, central heating radiator.

#### Study 5'10" x 6'6" (1.8 x 2.0)

Double glazed window to front, central heating radiator.

#### Second floor landing

Double glazed skylight and doors into two bedrooms and shower room.

#### Shower room

Double glazed obscured window to rear, shower with monsoon head over, vanity set with wash hand basin and low level flush w.c., karndean flooring.

#### Bedroom three 10'2" x 9'10" (3.1 x 3.0)

Double glazed window to rear, central heating radiator.

#### Bedroom four 6'6" x 12'9" (2.0 x 3.9)

Double glazed skylight window, central heating radiator.

#### Rear garden

Stone chipping patio and steps up to an astro turf lawn, raised decking area with pergola and Wendy house, two outdoor lights.







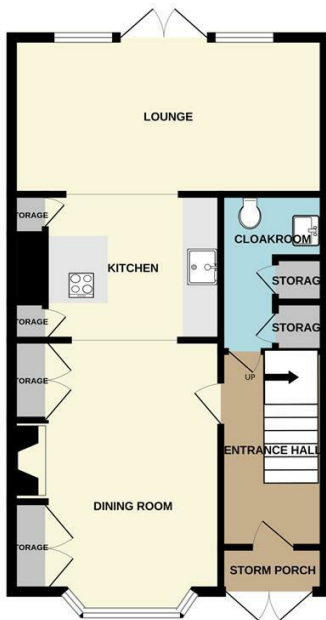




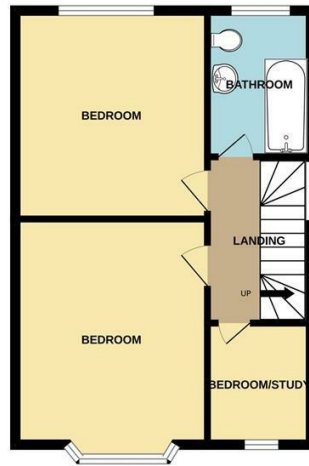




GROUND FLOOR



1ST FLOOR



2ND 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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### 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 you offer until these checks have been carried out.

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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.

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