

Grove.

FIND YOUR HOME



56 Meadowbrook Road
Halesowen,
West Midlands
B63 1AQ

Offers In The Region Of £369,950



On the popular Meadowbrook Road in Halesowen, this extended Mucklow style semi-detached house presents an excellent opportunity for families. The property boasts move-in-ready accommodation, a beautifully maintained garden and ample off road parking for multiple vehicles.

The property briefly comprises of a tarmac driveway with blocked paved borders, raised beds with shrubs and shared side access to the rear garden. The ground floor offers an entrance porch, hall, under stairs storage, two reception rooms, kitchen, study/playroom, rear hall and downstairs shower room. The first floor offers a family bathroom and three well proportioned bedrooms. The third bedroom and bathroom offer additional eaves storage. The superb garden boasts patio and lawn with a variety of shrubs and flowers.

Situated in a friendly neighbourhood, this residence is close to local amenities, schools, and parks, making it an ideal choice for those seeking a community-oriented lifestyle. With its blend of comfort, practicality, and location, this semi-detached house on Meadowbrook Road is an excellent home. JH 10/06/2025 V1







Approach

Via tarmacadam driveway with block paved borders, security post, variety of shrubs in raised bed, shared side access with private gate, double glazed front door into entrance porch.

Entrance porch

Having two double glazed windows to sides, obscured double glazed door into entrance hall with double glazed obscured windows to each side.

Entrance hall

Central heating radiator, coving to ceiling, under stairs storage cupboard, stairs to first floor accommodation, doors to reception rooms and kitchen.

Front reception room 11'5" x 12'9" into bay (3.5 x 3.9 into bay)

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

Rear reception room 11'5" x 16'8" (3.5 x 5.1)

Double glazed patio door to rear, double glazed window to side, coving to ceiling, central heating radiator, electric fire with surround.











Kitchen 6'10" x 13'5" (2.1 x 4.1)

Double glazed window to rear, vertical central heating radiator, matching wall and base units, spotlights under cabinets, integrated double oven, integrated hob, integrated dishwasher, space for washing machine, space for fridge freezer, splashback tiling to walls, work surface over units, inset ceiling spotlights, door to study and rear hall, karndean flooring,

Study 7'2" x 17'0" (2.2 x 5.2)

Double glazed bay window to front, central heating radiator, coving to ceiling, central heating boiler, fuse box and meters housed in fitted cupboard and fitted shelving.

Rear hall

Double glazed obscured window to side, central heating radiator, double glazed obscured door to rear, sliding door to downstairs shower room.

Shower room

Double glazed obscured window to side, vertical central heating radiator, pedestal wash hand basin, mixer tap, splashback tiling, low level flush w.c., corner electric shower.

First floor landing

Loft access and doors to bedrooms and family bathroom.

Family bathroom

Double glazed obscured window to rear, eaves storage, complementary tiling to walls, karndean flooring, vertical central heating towel rail, vanity unit with low level w.c. and wash hand basin with mixer tap, bath with shower over.

Bedroom one 13'9" into bay x 11'9" (4.2 into bay x 3.6)

Double glazed bay window to front, central heating radiator, fitted wardrobes with sliding doors.

Bedroom two 11'1" x 11'1" (3.4 x 3.4)

Double glazed window to rear, central heating radiator, fitted wardrobes and under cupboard lights.

Bedroom three 15'1" max 7'10" min x 9'2" (4.6 max 2.4 min x 2.8)

Double glazed window to front, central heating radiator, fitted eaves storage.

Rear garden

Slabbed patio and private gate to shared side access, shed, further pathway leading down the garden with stepping stones through the lawn, variety of shrubs, further patio to the rear. Hedges and fencing to rear.





GROUND FLOOR



1ST FLOOR



56 MEADOWBROOK ROAD, HALESOWEN, B63 1AQ

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 D

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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