

Grove.

FIND YOUR HOME



16 The Drive
Halesowen,
West Midlands
B63 4NT

Offers In The Region Of £430,000



Charming Detached Home on The Drive, Halesowen

Nestled on the centrally located yet delightfully peaceful The Drive in Halesowen, this well-presented three-bedroom detached home offers a superb opportunity for families and individuals alike. With its spacious layout and welcoming atmosphere, the property combines comfort, practicality, and a highly desirable location.

Step inside to discover a thoughtfully arranged interior, including an inviting entrance hall, utility, cloakroom, store, reception room, kitchen, three bedrooms and a family bathroom. The outside of the property is equally impressive, with a block-paved frontage, raised lawn, garage, carport, and beautifully maintained rear garden complete with patio area, lawn, and access to both the garage and store.

Set within a friendly and established community, The Drive is renowned for its tranquil surroundings and strong local spirit. With schools, parks, and everyday amenities all within easy reach, this is a location that offers both peace and practicality. JH 30/06/2025 V1
EPC=E







Approach

Block paved driveway with raised lawn, double garage, obscured double glazed door into entrance hall with double glazed window to side, double glazed window to front, coving to ceiling, central heating radiator, doors to downstairs w.c. and storage room.

Downstairs w.c.

Double glazed obscured window to side, vanity set with low level flush w.c. and wash hand basin with mixer tap, marble effect surface over with splashback tiling to walls herringbone flooring

Utility 6'2" x 4'11" (1.9 x 1.5)

Matching marble effect surface with matching splashbacks, base units, sink with mixer tap and drainer, space for washing machine, herringbone flooring.

First floor landing

Double glazed sliding patio door to side with double glazed window to side, central heating radiator, coving to ceiling, airing cupboard housing central heating boiler, doors into three bedrooms, reception room, family bathroom and kitchen.

Reception room 17'8" x 14'1" (5.4 x 4.3)

Double glazed window to rear, central heating radiator, double glazed obscured door to side, open chimney breast.











Kitchen 12'9" x 11'1" (3.9 x 3.4)

Double glazed window to front, central heating radiator, matching wall and base units with square top surface over, breakfast bar, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, oven and grill, hob, extractor over, space for American style fridge freezer, integrated dishwasher.

Family bathroom

Double glazed obscured window to side, vertical central heating towel rail, complementary tiling to walls, vanity style wash hand basin with mixer tap, bath with mixer tap, low level flush w.c., corner shower with monsoon head over, loft access.

Bedroom one 11'9" x 11'9" (3.6 x 3.6)

Double glazed window to rear, central heating radiator, coving to ceiling, built in wardrobes.

Bedroom two 12'9" x 8'6" (3.9 x 2.6)

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

Bedroom three 7'10" x 12'9" (2.4 x 3.9)

Double glazed window to front, central heating radiator, fitted wardrobes.

Rear garden

Block paved patio with raised stone chipping and wood chipping borders, slabbed steps up to second level garden, slabbed pathway down to the lawn area, access to the front via both sides of the property.

Store 3'3" x 9'10" (1.0 x 3.0)

Ceiling light point.

Garage 14'1" x 17'8" (4.3 x 5.4)

Double glazed window to rear, up and over garage door, double opening doors to rear, fuse box, gas meter, ceiling light point.

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

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.

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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