

Grove.

FIND YOUR HOME



14 Acorn Road
Halesowen,
West Midlands
B62 8LN

Offers In The Region Of £260,000



Set in a sought-after location on Acorn Road, this three-bedroom home offers far-reaching views from the front-facing windows, creating a peaceful and picturesque outlook that sets it apart. Well-presented throughout, the property is in move-in ready condition, making it ideal for families, first-time buyers, or anyone looking to settle into a welcoming home without the need for renovation. Located in Halesowen, the property benefits from excellent transport links, local schools, and nearby amenities – all while maintaining a sense of tranquillity thanks to its elevated position.

The property briefly comprises of a tarmac driveway for multiple vehicles, garage and side access to the rear garden. Inside the property is an entrance hall, reception room, renovated kitchen, three bedrooms and a family shower room. The rear garden has lawn and patio, perfect for a sunny day.

This is a home that combines convenience, comfort, and scenic charm – ready and waiting for its next chapter. Get in touch to avoid missing out. JH 25/06/2025 V1 EPC=D







Approach

Via tarmac driveway leading to double glazed stained glass front door leading into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation and entrance to reception room.

Reception room 16'4" max 5'6" min x 9'10" min 17'8" max (5.0 max 1.7 min x 3.0 min 5.4 max)

Central heating radiator, double glazed window to side, double glazed French doors and side panels to the rear, coving to ceiling, electric fire, sliding door into kitchen.

Kitchen 10'2" x 7'2" (3.1 x 2.2)

Double glazed window to rear, space for washing machine, space for tumble dryer, integrated dishwasher, matching high gloss wall and base units with wood effect surface over, splashbacks, induction hob with extractor over, integrated double oven, integrated fridge freezer.

First floor landing

Loft access, central heating radiator, airing cupboard, doors to bedrooms and bathroom.

Bedroom one 13'1" x 9'10" (4.0 x 3.0)

Double glazed window to rear, central heating radiator.

Bedroom two 7'2" x 13'1" (2.2 x 4.0)

Double glazed window to rear, central heating radiator.





Bedroom three 11'9" max 5'6" min x 9'6" max 5'10" min (3.6 max 1.7 min x 2.9 max 1.8 min)
Double glazed window to front, central heating radiator, fitted storage.

Bathroom

Double glazed obscured window to front, complementary tiling to walls, vertical central heating towel rail, vanity unit with low level flush w.c. and wash hand basin with mixer tap, additional wall and base units, coving to ceiling.

Rear garden

Concrete patio area with steps to pathway with lawn to either side, fencing to boundaries and outdoor tap.

Garage 8'2" x 15'8" (2.5 x 4.8)

Up and over door and housing fuse box, meter and central heating boiler.

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.

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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