

# Grove.

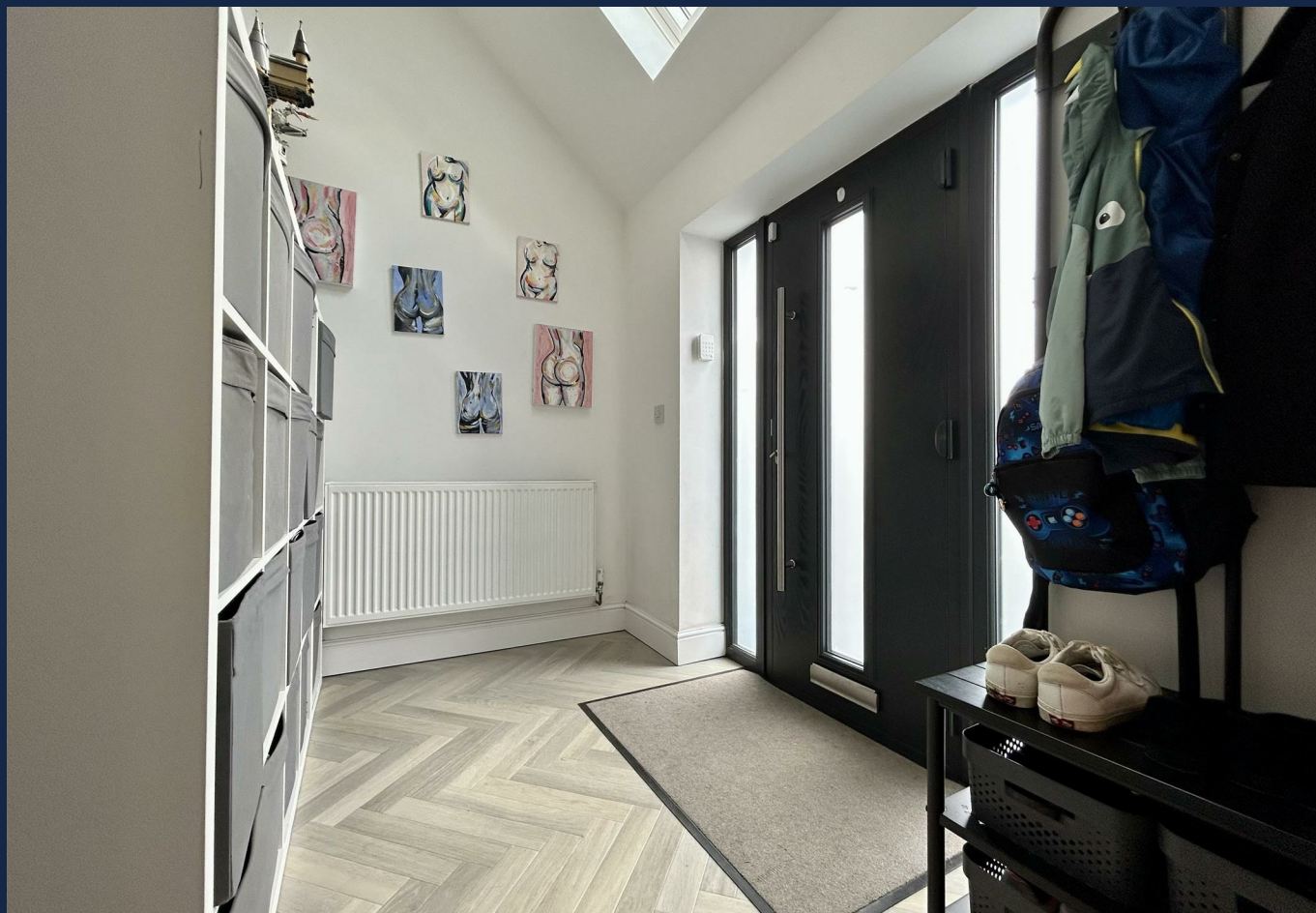
FIND YOUR HOME



19 Belbroughton Road  
Halesowen,  
West Midlands  
B63 4NB

Offers In The Region Of £340,000





#### Stylishly Extended Family Home on Belbroughton Road, Halesowen

Situated in one of Halesowen's most desirable residential areas, this beautifully semi-detached home on Belbroughton Road is ideal for families seeking modern living with excellent local convenience. Finished to a high specification throughout, the property combines stylish interiors with practical family spaces—ready to move straight into.

The location is perfect for day-to-day living, with highly regarded local schools such as Earls High School, and Windsor High School all nearby. For shopping and leisure, Halesowen Town Centre offers a variety of supermarkets, cafés, and retail outlets, while green spaces like Leasowes Park and Lutley Mill Walk provide perfect spots for weekend strolls and family time outdoors. Excellent transport links, including easy access to the M5 motorway (Junction 3) and local bus routes, connect you conveniently to Birmingham, Dudley, and beyond.

The home itself features a tarmac driveway with EV charging point, offering both practicality and sustainability. Inside, the layout includes a welcoming dining room, a spacious open-plan family room with a sleek modern fitted kitchen and central island—perfect for entertaining—as well as a separate study and cloakroom. Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom with a shower. To the rear, the tiered garden provides a versatile outdoor retreat, complete with multiple patio areas, a lawn, and a fully equipped bar/shed—ideal for summer gatherings or relaxing evenings.

In summary, this impressive semi-detached home on Belbroughton Road is a fantastic opportunity to join a thriving community in a well-connected and amenity-rich location. With stylish living spaces and excellent schools, shops, and parks all close by, this is a home that ticks all the boxes for modern family living. JH 04/07/2025 V1 EPC=D













#### Approach

Via tarmacadam driveway with stone chipping border, step to front door leading into front reception room.

#### Front reception room 9'6" x 11'1" (2.9 x 3.4)

Two double glazed velux skylights, herringbone vinyl karndean flooring, central heating radiator, stairs to first floor accommodation, doors to open plan family room and study.

#### Study 7'6" max 3'7" min x 13'9" max 7'6" min (2.3 max 1.1 min x 4.2 max 2.3 min)

Double glazed window to front, herringbone vinyl karnden flooring, central heating radiator, cupboard housing the fuse box and meters, door into downstairs w.c.

#### Downstairs w.c.

Low level flush w.c. and wash hand basin, herringbone vinyl karndean flooring, cupboard housing the central heating boiler.

#### Open plan family room

Has a kitchen and lounge area.

#### Lounge 17'8" x 13'5" (5.4 x 4.1)

Double glazed sliding patio door to rear, herringbone vinyl karndean flooring, two vertical central heating radiators and entrance to the kitchen,

















#### Kitchen 17'0" x 7'10" (5.2 x 2.4)

Double glazed window to rear, vertical central heating radiator, matching wall and base units with quartz work surface over and matching splashbacks and window sill, integrated dishwasher, washing machine, oven and microwave, sink with hose mixer tap and drainer, centre island with base units and quartz surface over, under cabinet lighting, herringbone vinyl karndean flooring.

#### First floor landing

Double glazed obscured window to side, loft access with ladder, doors to bedrooms and bathroom.

#### Bedroom one 12'1" x 13'9" (3.7 x 4.2)

Double glazed window to rear, central heating radiator, triple Sharp sliding wardrobes.

#### Bedroom two 10'9" x 12'9" (3.3 x 3.9)

Double glazed window to front, central heating radiator, fitted sunwood blinds.

#### Bedroom three 7'10" x 12'1" (2.4 x 3.7)

Double glazed window to rear, central heating radiator.

#### Family bathroom

Double glazed obscured window to side, vanity unit to include wash hand basin with mixer tap and low level flush w.c., bath with mixer tap and shower with monsoon head over, complementary tiling to walls.

#### Rear garden

Slabbed patio area, lawn area, stone chipping steps to the decking area at rear, raised beds to the sides, outdoor hot and cold tap, bar/shed.

#### 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





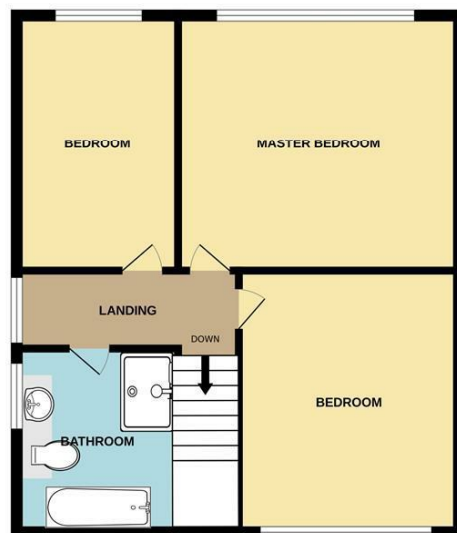




GROUND FLOOR



1ST 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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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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