

# Grove.

FIND YOUR HOME



10b Drews Holloway  
Halesowen,  
West Midlands  
B63 2AQ

£425,000



On Drews Holloway, Halesowen, this modern detached home offers spacious bedrooms perfect for families seeking ample space. With local amenities, schools, and parks nearby, you will find everything you need within easy reach.

The property comprises of a block paved driveway to the front, with side access to the garden and door into the property. Inside is a cloakroom, reception room, open plan living area with kitchen, four bedrooms, including one with En-suite shower room and family bathroom. The rear garden is lawned.

This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. Whether you are a growing family or simply seeking a spacious home, this detached house in Drews Holloway is sure to impress. JH 12/06/2025 V1 EPC=B







### Approach

Via shared block paved driveway leading to the double glazed obscured front door, electric vehicle charger, access into:

### Entrance hall

Under stairs storage, fuse box, door to study, front reception room and open plan living area.

### Reception room 14'5" x 17'4" (4.4 x 5.3)

Double glazed window to front, central heating radiator, inset ceiling light points.

### Study 6'10" x 7'10" (2.1 x 2.4)

Having double glazed window to front.

### Cloakroom/downstairs w.c.

Double glazed obscured window to side, vanity low level flush w.c. and wash hand basin with mixer tap.

### Open plan living area 26'2" x 14'1" (8.0 x 4.3)

Double glazed opening French doors to rear, double glazed windows to the side, further double glazed window, central heating radiator, inset ceiling light points, breakfast bar with storage, matching wall and base units which are high gloss with square top work surface over, integrated double oven, integrated dishwasher, integrated washing machine, integrated tumble dryer, integrated fridge and freezer, splashbacks, cupboard housing central heating boiler.









#### Rear garden

Slabbed patio area, outside tap, gate to the side access and lawn.

#### First floor landing

Having loft access, door to airing cupboard and further doors to bedrooms and family bathroom.

#### Bedroom one 17'0" x 10'9" (5.2 x 3.3)

Double glazed window to front, central heating radiator, inset ceiling light points.

#### Bedroom two 13'1" ,max 7'6" min x 15'5" max 8'2" min (4.0 ,max 2.3 min x 4.7 max 2.5 min)

Double glazed window to front, central heating radiator, inset ceiling light points, door to en-suite.

#### En-suite shower room

Double glazed obscured window to side, vanity style low level flush w.c., wash hand basin with mixer tap, shower with monsoon shower head over.

#### Bedroom three 9'6" x 14'9" (2.9 x 4.5)

Double glazed window to rear, central heating radiator, inset ceiling light points.

#### Bedroom four 8'6" x 11'5" (2.6 x 3.5)

Double glazed window to the side, central heating radiator, inset ceiling light points.

#### Bathroom

Double glazed obscured window to side, vertical central heating towel rail, vanity unit with low level flush w.c. and wash hand basin with mixer tap, bath with electric shower over, corner shower with monsoon shower head over.

#### 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 E

#### 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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