

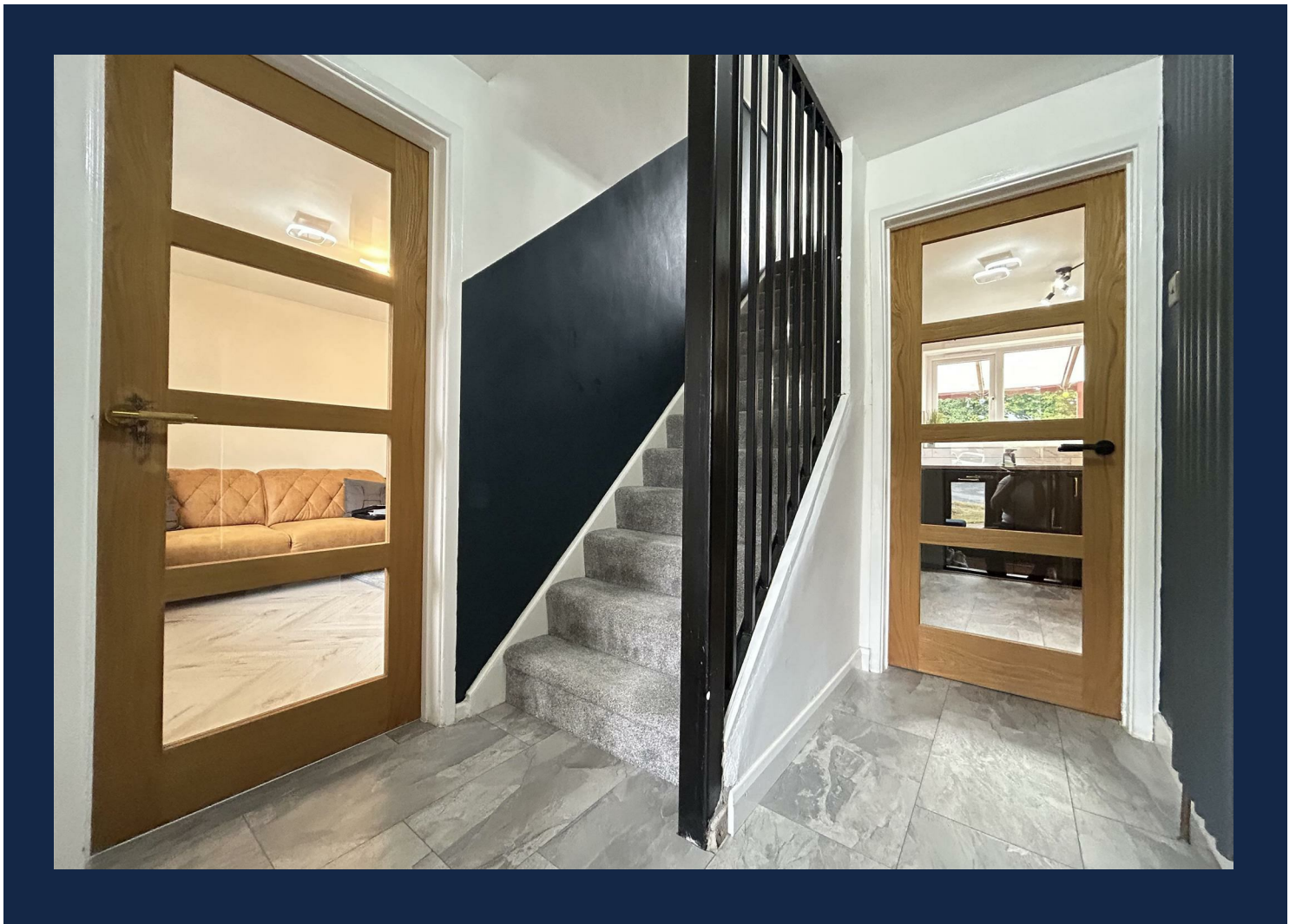
Grove.

FIND YOUR HOME



71 Waverley Crescent
Halesowen,
West Midlands
B62 0NZ

Offers Over £300,000



Located on the desirable Waverley Crescent in the charming village of Romsley, this delightful terraced house offers an exceptional opportunity for families and professionals alike. The property is ideally positioned within a friendly cul-de-sac and benefits from a peaceful village atmosphere, while remaining close to local amenities and scenic green spaces. With easy access to the picturesque Clent Hills and situated within the sought-after catchment area for Haybridge High School, the location strikes a perfect balance between tranquillity and convenience.

To the front, the property features a block-paved driveway alongside a neatly maintained lawn, providing both kerb appeal and practical off-road parking. Inside, the home opens into a welcoming entrance hall, leading to a spacious reception room that spans the full length of the house. This inviting living area boasts a charming log burner, creating a cosy focal point. The modern kitchen-diner is ideal for family living and entertaining, and includes a useful utility space just off the main kitchen area. Upstairs, the property comprises three well-proportioned bedrooms. One benefits from a private shower, while the master bedroom includes built-in storage for added convenience. The accommodation is completed by a family bathroom with WC, alongside a separate additional WC, catering perfectly to the needs of a busy household. To the rear, the garden presents a blank canvas with both a patio area and lawn, offering plenty of potential for landscaping or outdoor entertaining.

This attractive terraced home represents a fantastic opportunity to settle in a highly regarded and well-connected location. Whether you're looking to invest or put down roots, this property is well worth viewing. JH 18/07/2025 V1







Approach

Via block paved driveway, stone chipping, lawn area, access to porch via double opening glass door.

Porch

Windows to surround and door and window into entrance hall.

Entrance hall

Vertical central heating radiator, stairs to first floor accommodation, door to kitchen and reception room.

Reception room 18'0" x 9'2" min 10'5" max (5.5 x 2.8 min 3.2 max)

Double glazed window to front, double glazed patio door to rear, central heating radiator, feature log burner.

Kitchen diner 11'9" max 5'6" min x 17'8" max 7'6" min (3.6 max 1.7 min x 5.4 max 2.3 min)

Double glazed window to rear, vertical central heating radiator, matching wall and base units with square top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, sink with mixer tap and drainer, space for washing machine, central heating boiler, window to porch, door to front and doorway into utility.

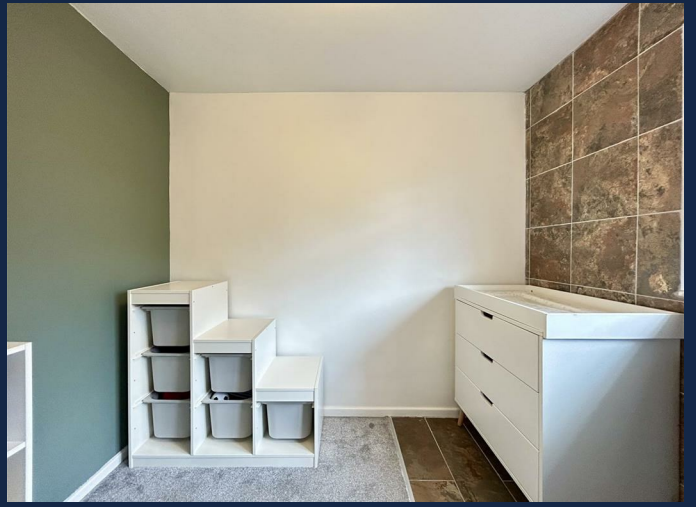
Utility 10'2" x 2'11" (3.1 x 0.9)

Glass door into garden.

First floor landing

Loft access with ladder, doors into three bedrooms, bathroom and separate w.c.







Separate w.c.

Double glazed obscured window to rear, low level flush w.c., wash hand basin with mixer tap, half height tiling to walls.

Bathroom

Double glazed obscured window to rear, low level flush w.c., bidet, pedestal wash hand basin with mixer tap, bath with mixer tap and shower over.

Bedroom one 9'6" x 10'9" (2.9 x 3.3)

Double glazed window to front, central heating radiator, door to fitted wardrobe.

Bedroom two 12'5" x 9'10" (3.8 x 3.0)

Double glazed window to front, central heating radiator.

Bedroom three 8'2" x 7'6" (2.5 x 2.3)

Double glazed window to rear, central heating radiator and shower.

Garden

Slabbed patio area, slabbed pathway through lawn to a further slabbed patio area and fencing to surrounds.

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.

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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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