

# Grove.

FIND YOUR HOME



2 Sidlaw Close  
Halesowen,  
West Midlands  
B63 1JS

Offers In Excess Of £450,000



This corner plot detached house located in the desirable Sidlaw Close on the Squirrels estate. The friendly neighbourhood offers community spirit, local amenities and excellent transport links, making it a fantastic place to live. One of the standout features of this property is the generous parking space, accommodating multiple vehicles. This is a rare find in residential areas and adds significant value for those with multiple cars or visitors.

The property comprises of a block paved driveway to the front, which gives access to the front door, garage and side passage to the garden. To the front is a porch which gives access to the entrance hall. The lounge area is accessed via the hall and boasts a front bay window which lets in natural light. Through the lounge, the dual aspect kitchen-diner is reached, which leads to a rear porch. The rear porch has doors which radiate to the rear garden, downstairs w.c., cloak room and garage. Upstairs are four well-appointed bedrooms. The master bedroom has an en-suite shower room and walk in wardrobe. There is also a family bathroom. To the rear is a lawned garden with a feature pond and patio area.

In summary, this detached house on Sidlaw Close presents a wonderful opportunity for anyone looking to settle in a spacious and well-equipped home. With its four bedrooms, two bathrooms and ample parking, it is sure to meet the needs of modern family life. Do not miss the chance to make this delightful property your own. JH 25/07/25 V2 EPC=E













#### Approach

Via paved driveway with lawn area, brick border, access to garage and front door. Double glazed front door with side panels leads to porch.

#### Porch area

Door leading to entrance hall.

#### Entrance hall

Stairs to first floor accommodation, door to lounge, central heating radiator.

#### Lounge 9'6" min 11'5" max x 21'7" (2.9 min 3.5 max x 6.6)

Double glazed bow window to front, two central heating radiators, feature fireplace, coving to ceiling, door to kitchen diner.

#### Kitchen diner 24'11" x 10'5" max 6'10" in (7.6 x 3.2 max 2.1 min)

Three double glazed windows to rear, two central heating radiators, matching wall and base units with square top surface over, oven, sink with drainer and mixer tap, space for washing machine, door leading to under stairs pantry, coving to ceiling, splashback tiling. Door to rear lobby area.

#### Rear lobby area

Central heating radiator, doors to downstairs w.c., storage cupboard and garage.









Downstairs w.c.

Wash hand basin and w.c., double glazed obscured window to side, splashback tiling.

First floor landing

Access to loft, doors radiating to four bedrooms, bathroom and airing cupboard.

Bedroom one 15'8" x 11'1" max 9'6" min (4.8 x 3.4 max 2.9 min)

Double glazed window to front, central heating radiator, doors to en-suite and walk in wardrobe.

En-suite

Half wall tiling, central heating radiator, double glazed obscured window to rear, pedestal wash hand basin, bidet, w.c., shower cubicle with electric shower over.

Bedroom two 13'9" x 8'2" (4.2 x 2.5)

Double glazed window to front, central heating radiator.

Walk in wardrobe

Ceiling light point and housing water tank.

Bedroom three 8'6" x 10'9" (2.6 x 3.3)

Double glazed window to rear, central heating radiator.

Bedroom four 10'2" x 6'6" (3.1 x 2.0)

Double glazed window to front, central heating radiator.

Family bathroom

Double glazed obscured window to rear, central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap, built in P shaped bath with mixer tap and electric shower over, tiling to half height.

Rear garden

Slabbed patio area with steps leading to an additional patio area, lawn with hedge to the end and feature pond, passage to the front drive.

Garage 21'7" x 16'4" max 14'5" min (6.6 x 5.0 max 4.4 min)

Skylight, central heating boiler and power.

## 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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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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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