

Grove.

FIND YOUR HOME



15 Barn Close
Halesowen,
West Midlands
B63 4LL

Offers In Excess Of £279,995



On the pleasant cul-de-sac of Barn Close in the sought after area of Hayley Green in Halesowen, this extended semi-detached family home presents an excellent opportunity for those seeking a comfortable and convenient home with plenty of potential. Within easy walking distance of Lutley Primary School, the home benefits from a peaceful residential setting while still being conveniently close to local amenities, schools, and transport links.

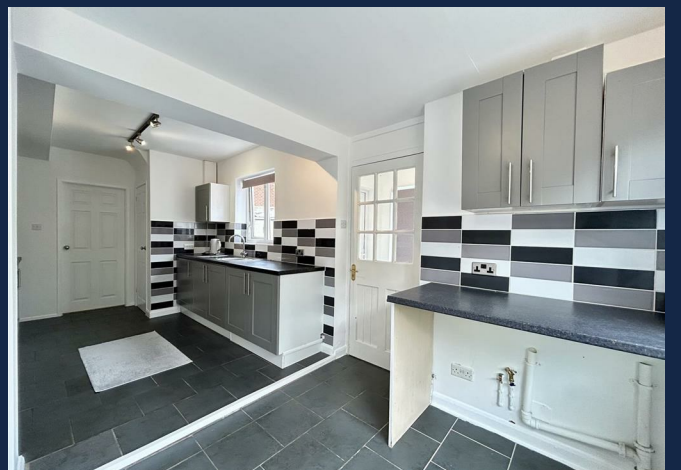
One of the standout features of this property is no upward chain, allowing for a smooth and straightforward purchasing process. This is particularly advantageous for buyers looking to move in quickly and settle into their new home without delay.

The property comprises of a driveway, garage and side access into the garden, porch, entrance hall, through reception room, kitchen-diner (incorporating a single storey rear extension), w.c., three bedrooms and a family bathroom. The wraparound rear garden offers lawn, raised beds and patio with access into the garage.

In summary, this pleasant semi-detached property on Barn Close offers a wonderful blend of comfort, convenience, and potential. With its spacious layout and ideal location, it is a property not to be missed. Whether you are a first-time buyer, or a growing family, this home is sure to meet your needs. JH

6/11/2025 V3 EPC=C







Approach

Via block paved driveway, path and driveway to garage. Double glazed front door leading to porch giving access to entrance hall.

Entrance hall

Coving to ceiling, central heating radiator, stairs to first floor accommodation, doors to kitchen and through lounge diner.

Through lounge diner 23'11" x 9'6" (7.3 x 2.9)

Double glazed window to front, double glazed window to the kitchen/dining area, central heating radiator, coving to ceiling.

Kitchen diner 20'0" max 6'10" min x 18'0" max 9'2" min (6.1 max 2.1 min x 5.5 max 2.8 min)

Wall and base units with roll top surface over, splashback tiling to walls, double glazed window to side, one and a half bowl sink with mixer tap and drainer, oven, grill and gas hob. Door to useful under stairs pantry cupboard. Step down to an extended kitchen/dining/seating area with space for white goods including plumbing for washing machine and dishwasher, double glazed window to rear and door to rear hall.

Diner

Double glazed double opening French doors to rear garden, central heating radiator, double glazed window to through lounge diner.











Inner hall

Double glazed window to side, double glazed door to garden, door into downstairs w.c.

Downstairs w.c.

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

First floor landing

Double glazed obscured window to side, loft access, coving to ceiling, doors to bedrooms and bathroom.

Bathroom

Double glazed obscured window to rear, low level flush w.c., bath with shower over, pedestal wash hand basin, fitted cupboard housing central heating boiler, vertical central heating towel rail.

Bedroom one 12'5" x 12'5" (3.8 x 3.8)

Double glazed window to front, central heating radiator.

Bedroom two 12'1" x 11'1" (3.7 x 3.4)

Double glazed window to rear, central heating radiator.

Bedroom three 6'2" x 8'2" (1.9 x 2.5)

Double glazed window to front, central heating radiator.

Rear garden

Slabbed patio area, lawn area, further patio area, access to garage and access via gate to front.

Garage

Door to front and rear, window to side 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

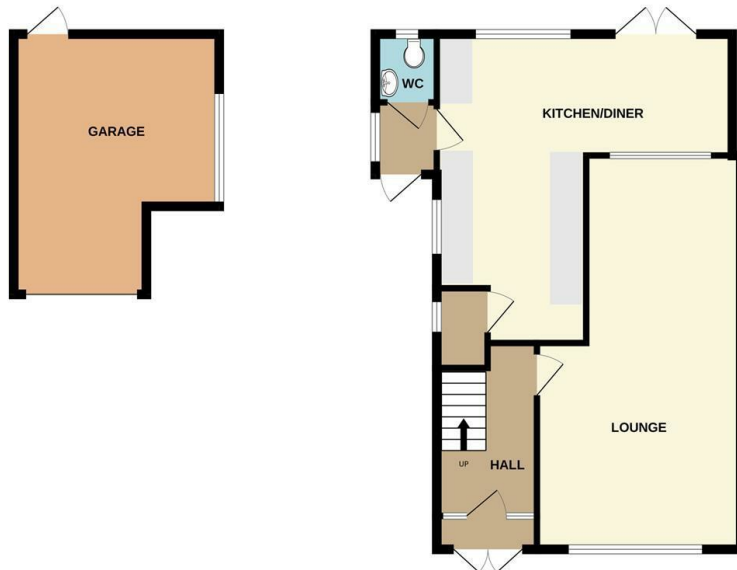
Tax Band is C

Money Laundering Regulations

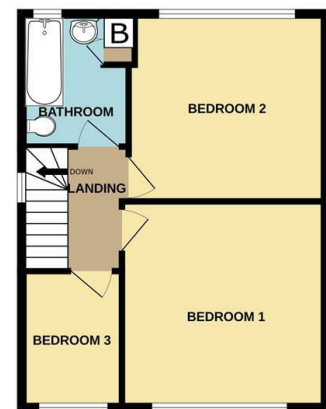
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1.



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1235 sq.ft. (114.7 sq.m.) approx.

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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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 you 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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