

# Grove.

FIND YOUR HOME



14 Astley Crescent  
Halesowen,  
West Midlands  
B62 9SX

Offers Over £275,000



### Astley Crescent, Halesowen – A Home Full of Potential

Located on the sought-after Astley Crescent in Halesowen, this semi-detached home presents an exciting opportunity for investors or growing families looking to make a property their own. In need of modernisation, the house offers a blank canvas, perfect for those wanting to personalise their living space and add value through renovation.

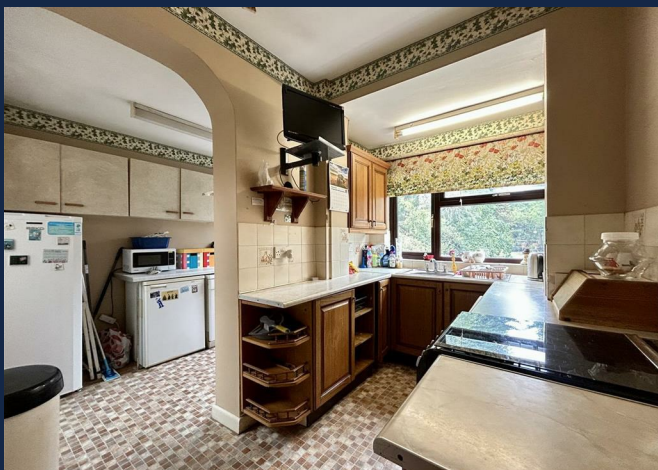
Set in a friendly and established cul-de-sac, the home is ideally positioned close to local amenities, reputable schools, and green spaces—making it a fantastic choice for buyers who value community living and convenience.

The property features tandem parking and a lawned front garden, with access leading into a veranda and entrance hall. Inside, the hallway opens into two reception areas, including a spacious extended through lounge-diner, offering flexibility for modern family life. The kitchen is connected to the utility area via an archway and also includes access to a useful pantry. The veranda offers additional storage space and scope for improvement. Upstairs, the property comprises three well-proportioned bedrooms, a shower room, and a separate WC. The rear garden is mainly laid to lawn and offers great potential for landscaping to create an outdoor retreat.

Whether you're a investor or a family ready to create your dream home, this property is brimming with possibilities. Don't miss your chance to transform this well-located house into something truly special.

JH – 21/08/2025 EPC=E







#### Approach

Via tarmacadam driveway, side lawn leading to slabbed pathway to double glazed obscured front door, obscured double glazed window.

#### Entrance hall

Central heating radiator, coving to ceiling, doors into two reception rooms and stairs to first floor accommodation.

#### Front reception room 12'1" x 8'10" (3.7 x 2.7)

Double glazed bay window to front, central heating radiator, coving to ceiling, feature fireplace with surround.

#### Rear reception room/ lounge diner 21'11" x 13'1" max 8'6" min (6.7 x 4.0 max 2.6 min)

Double glazed sliding patio door to rear, coving to ceiling, picture rail, central heating radiator, back boiler with wooden surround, door to kitchen.

#### Kitchen 10'2" x 6'2" (3.1 x 1.9)

Double glazed window to rear, wooden wall and base units with roll top work surface over, splashbacks, sink with mixer tap and drainer, oven, archway into utility area, door to pantry with obscured window to side and housing the fuse box and meters.

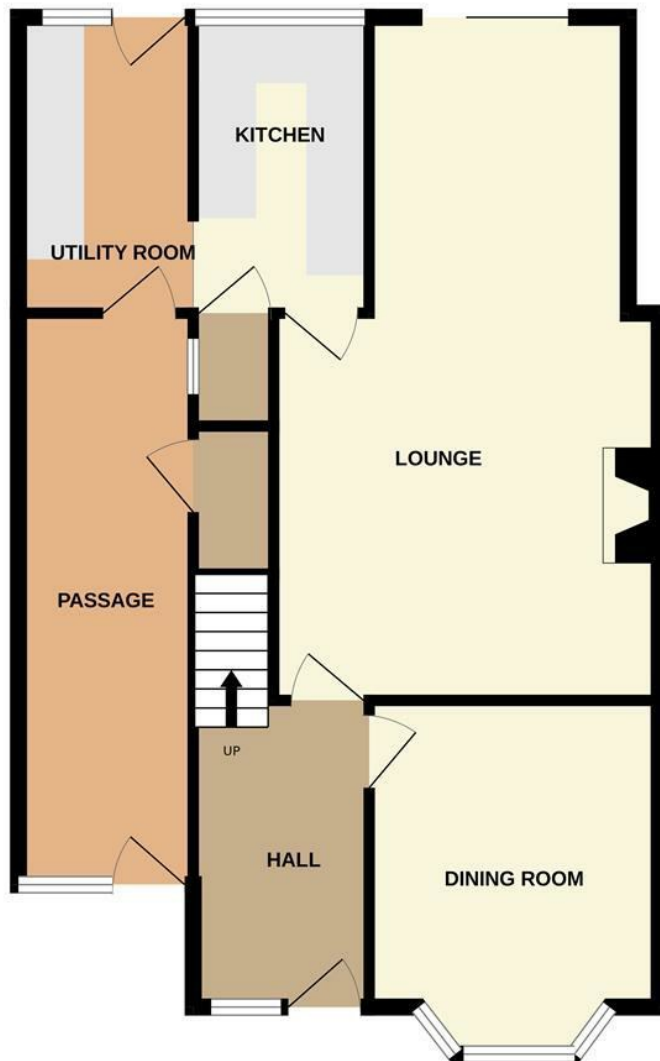
#### Utility 10'2" x 5'10" (3.1 x 1.8)

Double glazed obscured window to rear, double glazed window to rear, wall and base units with space for white goods, glass door into veranda.

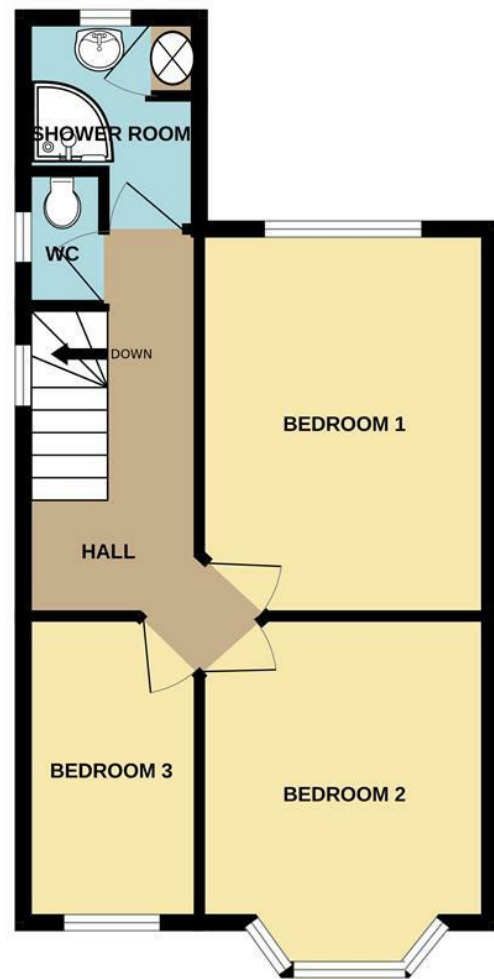




GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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Veranda 19'4" x 6'6" (5.9 x 2.0)

With door and window to front, door into coal room providing storage.

First floor landing

Double glazed window to side, loft access, doors into bedrooms, shower room and separate w.c.

Bedroom one 9'6" x 13'5" (2.9 x 4.1)

Double glazed window to rear, picture rail, loft access, central heating radiator.

Bedroom two 9'10" x 10'5" (3.0 x 3.2)

Bay window to front, central heating radiator.

Bedroom three 6'2" x 10'5" (1.9 x 3.2)

Double glazed window to front, central heating radiator, picture rail.

Shower room

Double glazed obscured window to rear, electric shower, pedestal wash hand basin, central heating radiator, storage cupboard.

Separate w.c.

Double glazed obscured window to side and w.c.

Rear garden

Patio area, lawn area and a variety of mature shrubs and plants.

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. 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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