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55 Somers Road
Halesowen,
West Midlands
B62 8EN

Offers In Excess Of £250,000



Spacious Three-Bedroom Semi-Detached Home – Halesowen

Situated in the heart of Halesowen, this well-proportioned three-bedroom semi-detached family home offers generous living space in a highly convenient location. Ideally placed for access to reputable local schools, excellent transport links, and a wide range of nearby shops and amenities, it's perfectly suited for growing families or those seeking a balanced lifestyle.

Upon entering the property, you're welcomed by a bright entrance hall with stairs leading to the first floor. The front-facing lounge features a charming bay window and a decorative fireplace, creating a cosy yet spacious atmosphere. A second reception room to the rear boasts a log burner and French doors that open out onto the garden, making it a perfect space for family living or entertaining. The kitchen is positioned at the rear of the property and provides access to a ground floor W.C. as well as internal access to the garage.

Upstairs, the property offers a pleasant landing with loft access, two well-sized double bedrooms, a third single bedroom, and a generous family bathroom.

Externally, the home benefits from a block-paved driveway providing ample off-road parking and access to the garage via an up-and-over door. The landscaped rear garden has been thoughtfully designed with multiple block-paved seating areas, offering a private and versatile outdoor space ideal for relaxing or entertaining.

This fantastic home combines space, functionality, and location—making it a must-see for families looking to settle in one of Halesowen's most accessible neighbourhoods. JH 21/08/2025 V1







Approach

Block paved driveway for two cars, block paved steps leading, up and over garage door, entrance is through a composite double glazed front door

Entrance Hallway

Ceiling light, smoke detector, central heated radiator and stairs leading up to first floor.

Lounge 13'0" max x 13'0" min x 14'10" into bay (3.96 max x 3.97 min x 4.51 into bay)

Double glazed bay window to front, ceiling light, decorative coving. feature gas fire place, two alcoves either side, vertical radiator plus an additional central heated radiator in bay window, wood effect laminate flooring.

Reception room two 12'0" x 10'11" (3.67 x 3.32)

Access through sliding doors, feature log burner, double glazed French doors leading out to the rear, ceiling light, decorative coving, central heating radiator and wood effect laminate flooring.

Kitchen 10'2" max x 9'1" min x 10'9" max x 9'3" min (3.1 max x 2.78 min x 3.28 max x 2.82 min)

Double glazed window to rear, ceiling spot lights, selection of wall and base units with stone effect work top, sink and drainer, four ring gas burner, electric oven, space for dishwasher and washing machine, stone tiled flooring, access to ground floor w.c.







Downstairs W.C.

Ceiling light, low level w.c. central heated radiator, wash hand basin with storage underneath, wood effect laminate flooring.

Garage 13'7" max x 8'3" min x 18'4" (4.14 max x 2.51 min x 5.60)

Double glazed window to rear with patio doors leading out to rear, lighting, ample sockets, up and over garage.

Landing

Double glazed window to side, loft access hatch, ceiling light and smoke detector.

Bedroom One 9'3" x 14'0" (2.81 x 4.27)

Double glazed window to rear, ceiling light, decorative coving, central heating radiator, wood effect laminate.

Bedroom Two 10'0" x 10'2" (3.05 x 3.1)

Double glazed window to front, ceiling light, built in wardrobes, central heating radiator, wood effect laminate.

Bedroom Three 6'2" x 7'3" (1.87 x 2.22)

Double glazed window to side, ceiling light, built in single bed with storage underneath, built in wardrobe, central heating radiator.

Bathroom 6'11" x 10'10" (2.1 x 3.3)

Obscured double glazed window to side, ceiling spot lights, large double basin and shower with complete tiled surround, bath, wash basin with storage underneath, low level w.c. vertical towel radiator, wood effect vinyl flooring.

Garden

Block paved and Astro turf seating area, landscaped with steps leading up to large lawned area, additional raised paved seating area and space at the rear for summer house/shed.

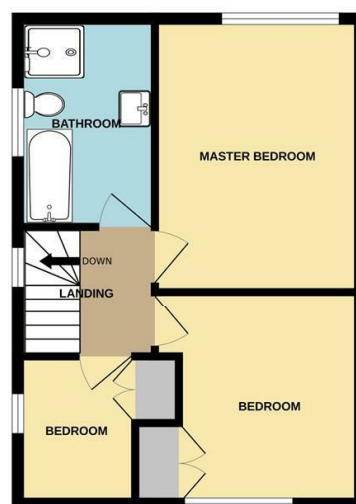
Tenure

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.

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 1016 sq.ft. (94.4 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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Council Tax Banding
Tax Band is B.

expenditure in so doing. If you have any queries regarding the above, please feel free to contact us.

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, Lex Allan Grove reserves the right to obtain electronic verification.

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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

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