

Grove.

FIND YOUR HOME



43 Gower Road
Halesowen,
West Midlands
B62 9BY

Offers In The Region Of £365,000



Gower Road, Halesowen – A Fantastic Family Opportunity

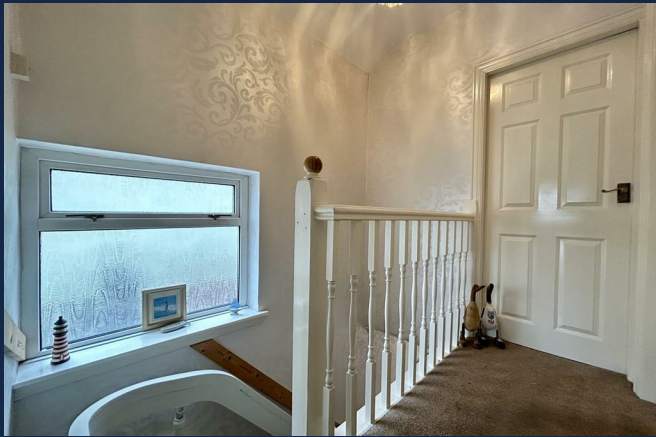
Located on the ever-popular Gower Road in Halesowen, this well-presented semi-detached home offers a superb opportunity for a growing family. Situated in a desirable and well-connected area, the property is within easy reach of local schools, parks, and everyday amenities. The neighbourhood is known for its friendly community feel, offering a peaceful environment while remaining close to essential services and transport links.

To the front of the property, there is a driveway providing off-road parking, along with access to a useful garage. Upon entering the home, you are welcomed into an entrance hall leading to two reception rooms, which are connected by elegant double-opening glass doors, creating a flexible and open living space ideal for both relaxing and entertaining. The modern, sleek kitchen is fitted with contemporary units and features a stylish breakfast bar, perfect for casual dining. A rear porch and inner hallway provide access to a convenient ground floor wet room as well as internal access to the garage store, enhancing the home's practicality. Upstairs, the property offers three well-proportioned bedrooms along with a family bathroom. To the rear, the garden is mainly laid to lawn with a patio area, making it a great space for children to play or for hosting family gatherings in the warmer months.

With spacious interiors, practical features, and a prime location, this lovely home on Gower Road is a wonderful opportunity for anyone looking to settle in Halesowen. JH 21/08/2025 V1 EPC=D







Approach

Via block paved driveway with raised block paved borders with a variety of shrubs leading to double glazed double opening doors into porch.

Porch

Obscured door and windows with stained glass into entrance hall.

Entrance hall

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

Front reception room 10'9" x 9'10" min 10'9" max (3.3 x 3.0 min 3.3 max)

Double glazed bay window to front, coving to ceiling, central heating radiator, dado rail, feature fire with surround, double opening glass doors into rear reception room.

Rear reception room 21'7" x 10'9" max 9'10" min (6.6 x 3.3 max 3.0 min)

Double glazed window to rear, central heating radiator, coving to ceiling, feature fire with surround and fitted cupboards.











Kitchen 17'8" x 9'10" (5.4 x 3.0)

Double glazed window to front, window to side, high gloss wall and base units with roll top surface over, splashback tiling to walls, oven and grill, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, integrated dishwasher and fridge freezer, door into under stairs storage and door to rear porch.

Rear porch

Double glazed obscured window to rear, door to inner hall.

Inner hall

Inset ceiling spotlights, central heating radiator and doors leading to wet room and garage.

Wetroom

Inset spotlights, vertical central heating towel rail, low level flush w.c., vanity wash hand basin with mixer tap, electric shower.

First floor landing

Double glazed obscured window to side, loft access and doors to three bedrooms and family bathroom.

Family bathroom

Double glazed obscured window to rear, bath with shower over, low level flush w.c., vanity style wash hand basin, central heating radiator, inset spotlights to ceiling, fitted storage cupboard.

Bedroom one 12'9" x 11'1" (3.9 x 3.4)

Double glazed bay window to front, fitted wardrobes and central heating radiator.

Bedroom two 8'6" x 11'1" (2.6 x 3.4)

Double glazed bay window to rear, central heating radiator, fitted wardrobes with sliding doors.

Bedroom three 6'10" x 8'10" (2.1 x 2.7)

Double glazed window to front, central heating radiator.

Rear garden

Patio area, lawn area with raised beds with the garden been bordered with fencing.

FLOOR PLAN

Garage 6'10" x 9'6" (2.1 x 2.9)

Double opening doors to front, housing meters, central heating boiler, space for washing machine and tumble dryer and has 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. 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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