# Grove.

FIND YOUR HOME

18 Thatchers Barn Drive
Halesowen,
West Midlands
B62 9DD

Guide Price £370,000

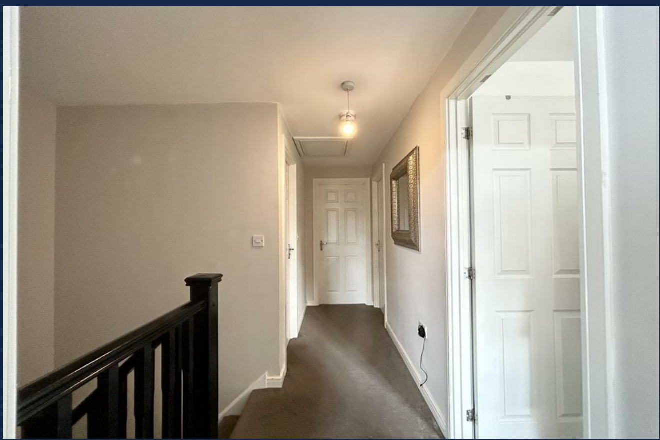
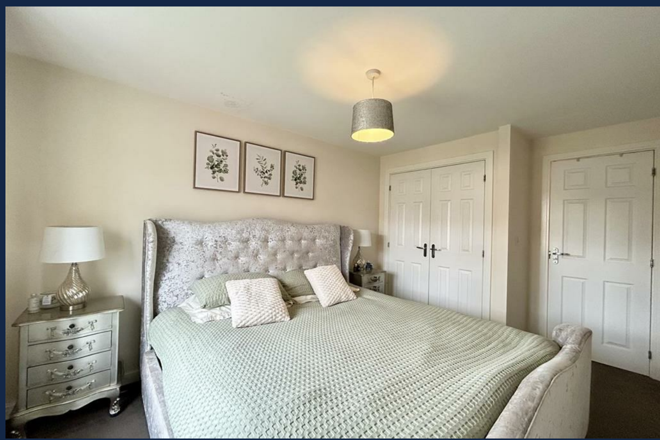
Situated on the sought-after Thatchers Barn Drive in Halesowen, this delightful semi-detached house offers a superb blend of modern living and practical design. Boasting tandem parking with a garage, a smart layout, and four generously sized bedrooms, this property is ideal for families or professionals seeking comfort and convenience.

The home features a welcoming driveway and garage, complemented by a neat front lawn and pathway leading to the entrance. Inside, the property opens to a bright entrance hall providing access to a stylish, modern fitted kitchen. The dual-aspect lounge-diner creates a light and airy space perfect for relaxing or entertaining. Additional ground-floor features include a utility room, downstairs W.C., and a useful understairs storage cupboard. Upstairs, there are four well-proportioned bedrooms, including a master with en-suite, along with a contemporary family bathroom. The rear garden is laid to lawn, offering a private outdoor space suitable for children, gardening, or summer evenings.

Located within easy reach of Leasowes Park, the property benefits from a lovely green space just a short drive away - ideal for walks, family outings, or peaceful escapes. Nearby, the shops and amenities along Long Lane provide convenience, while excellent public transport links and proximity to motorway access ensure smooth travel to Birmingham and beyond. A selection of well-regarded schools in the area further enhances this home’s appeal for families.

This is a fantastic opportunity to join a welcoming community while enjoying a spacious, thoughtfully designed home. Early viewing is highly recommended to appreciate all this property has to offer. JH 08/10/2025 V2 EPC=C



Approach
Via tarmacadam tandem driveway with access to garage, front lawn, slabbed steps to double glazed obscured front door leading to entrance hall.

Entrance hall
Central heating radiator, under stairs storage cupboard and doors into kitchen, downstairs w.c., utility and reception room.

Kitchen 9'10" x 14'1" (3.0 x 4.3)
Double glazed window to front, central heating radiator, high gloss wall and base units with wood effect surface over, splashbacks, one and a half bowl sink with mixer tap and drainer, gas hob, extractor, integrated oven, integrated fridge freezer.

Utility 4'11" x 6'6" (1.5 x 2.0)
Base units with square top wood effect surface over, splashbacks, space for washing machine, central heating boiler, double glazed obscured window to side, central heating radiator.

Lounge diner 19'4" x 16'0" max 9'10" min (5.9 x 4.9 max 3.0 min)
Double opening French doors to rear, double glazed window to rear, two central heating radiators.

First floor landing
Loft access, doors into four bedrooms and bathroom



XAVIER
10
Rocker

Bathroom
Double glazed obscured window to side, pedestal wash hand basin with mixer tap, low level flush w.c., bath.

Bedroom one 9'6" x 13'9" (2.9 x 4.2)
Double glazed window to rear, central heating radiator, double opening doors to built in wardrobe, door to en-suite shower room.

En-suite shower room
Shower, pedestal wash hand basin, mixer tap and splashback tiling, low level flush w.c., central heating radiator.

Bedroom two 12'1" x 9'6" (3.7 x 2.9)
Double glazed window to front, central heating radiator.

Bedroom three 9'6" x 9'10" (2.9 x 3.0)
Double glazed window to rear, central heating radiator.

Bedroom four 6'6" x 9'6" (2.0 x 2.9)
Double glazed window to front, central heating radiator.

Rear garden
Lawned with gated access to the driveway.

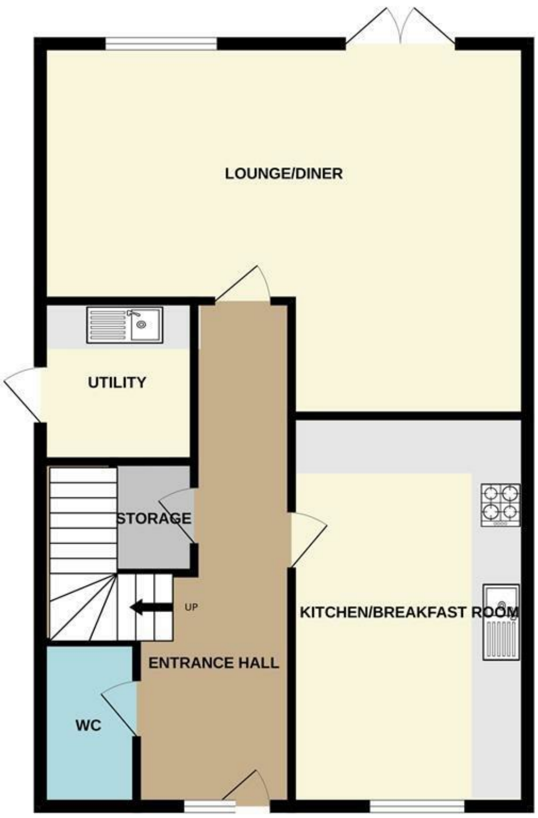
Garage
Up and over garage door to front and power.

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.

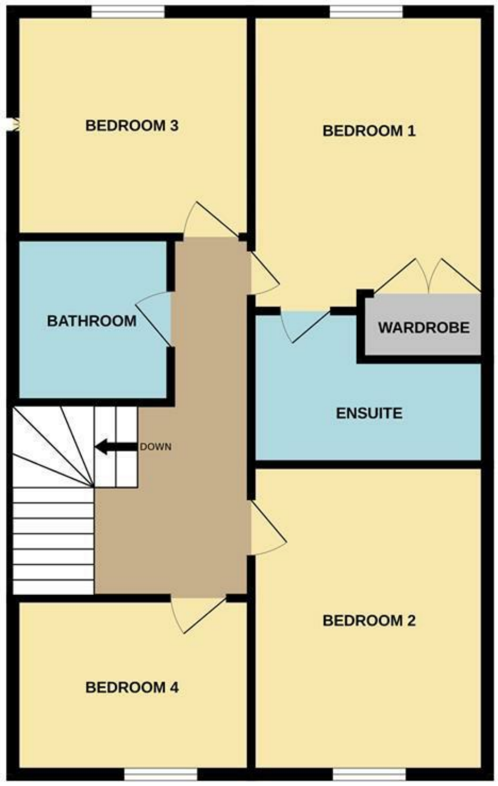
Council Tax Banding
Tax Band is

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

GROUND FLOOR




1ST FLOOR



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.

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 you offer until these checks have been carried out.





Halesowen
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