

Grove.

FIND YOUR HOME



65 County Park Avenue
Halesowen,
West Midlands
B62 8SX

Offers In The Region Of £595,000



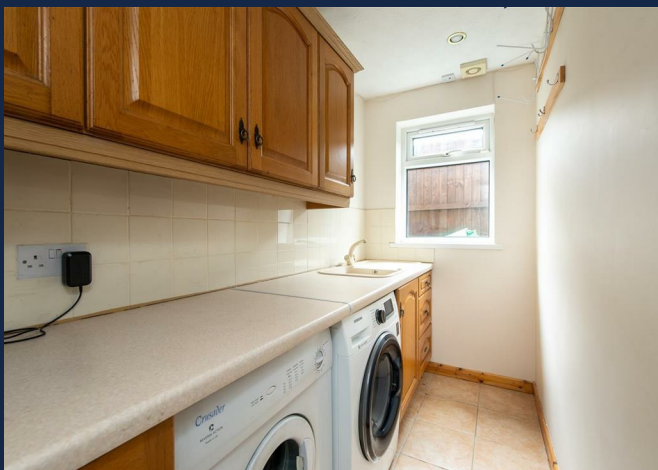
A truly impressive and thoughtfully extended 5 bedroomed detached family home. Located in a highly desirable location this executive home really must be seen to be appreciated. County Park Avenue occupies a prestigious address in Halesowen and benefits from good transport links and motorway access, is in close proximity to sought after schools, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance hall with access to the ground floor WC, a spacious dining area that flows through to a sitting area, a modern and well presented breakfast kitchen with garden access, a utility, and an impressive lounge with patio doors and feature fireplace. Heading upstairs is a pleasant gallery landing with loft access and airing cupboard, a truly stunning main bedroom with dressing area/ walk in wardrobe and en-suite shower room, bedroom 2 is another impressive double bedroom, 2 further good sized double bedrooms, a sizeable office room, and the house bathroom.

Externally the property offers ample off road parking with garage access, with a side access gate to rear. At the rear of the property is stunning landscaped garden, ideal for families that like to entertain whilst taking advantage of the afternoon/ evenings sun. This garden further benefits from multiple seating areas, a fire pit area, and an Astro turfed lawned area.

This property must be seen to be appreciated. EPC=C







Approach

Via tarmac driveway to front offering parking for numerous vehicles, slate edging, access to garage with further side access to garage, external lighting. Double glazed front door leads into entrance hall.

Entrance hall

Double glazed window to side, ceiling light point, central heating radiator, wood effect laminate flooring.

Ground floor w.c.

Double glazed obscured window to front, low level w.c., wash hand basin with vanity unit, tiled splashback, tiled flooring, central heating radiator.

Dining room 18'0" x 13'5" (5.5 x 4.1)

Double glazed window to side, ceiling lights, coving to ceiling, stairs to first floor accommodation, central heating radiator, wood effect laminate flooring.

Seating area 10'2" x 7'10" (3.1 x 2.4)

Double glazed window to side, ceiling light point, central heating radiator, wood effect laminate flooring, access to kitchen and utility.











Breakfast kitchen 10'2" x 15'1" (3.1 x 4.6)

Double glazed window to rear, double glazed door to rear garden, ceiling spotlights, wall and base units, stone effect work top, tiled splashbacks, one and a half bowl stainless steel sink and drainer, space for Range Master style cooker, extractor, good sized breakfast bar with storage, pantry, built in dishwasher and space for American style fridge freezer, wood effect laminate flooring.

Utility

Double glazed window to rear, ceiling spotlights, extractor, wall and base units, stone effect work top, sink and drainer, plumbing for washer and dryer, tiled flooring.

Lounge 17'8" x 12'1" (5.4 x 3.7)

Double glazed window to rear, double glazed French doors to rear garden, ceiling lights, coving to ceiling, feature fireplace, central heating radiator.

First floor gallery landing

Ceiling light point, wall light points, loft access.

Bedroom one 9'10" max x 23'11" max including dressing area (3.0 max x 7.3 max including dressing area)

Double glazed window to front with far reaching views, triple hung ceiling lights, wall mounted lighting, central heating radiator, wooden flooring. Access to dressing area.

En-suite

Double glazed obscured window to rear, ceiling spotlights, extractor, shower cubicle, tiling to walls, low level w.c., vanity unit with tiled splashbacks with storage to either side, central heating radiator, tiled flooring.

Bedroom two 10'9" x 11'9" (3.3 x 3.6)

Double glazed window to front with far reaching views, ceiling light point, coving to ceiling, central heating radiator.

Bedroom three 9'10" x 12'1" (3.0 x 3.7)

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









TOTAL FLOOR AREA : 1890 sq.ft. (175.6 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.
Made with Metropix ©2025

Bedroom four 6'10" x 11'9" (2.1 x 3.6)
Double glazed window to front, ceiling light point,
central heating radiator.

Bedroom five 8'2" x 8'10" (2.5 x 2.7)
Double glazed window to rear, ceiling light point,
coving to ceiling, central heating radiator.

Double garage
Up and over doors to front, power, side access door
to rear garden.

Rear garden
Low maintenance with paved seating area, step up
to porcelain slabbed seating area which features
benches, built in fire pit, astro turf area to the side.

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 D

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.