

Grove.

FIND YOUR HOME



25 Douglas Road
Halesowen,
West Midlands
B62 9HR

Offers In Excess Of £400,000



A truly unique detached family home sat on an envious corner plot and offering further potential to extend. Douglas Road is well placed for very popular local schools, great transport link and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance Porch, a spacious hallway with access to ground floor w.c. and store cupboard, two good sized reception rooms with feature art deco fireplaces and bay windows, a breakfast Kitchen with pantry, moisture extraction system, and Utility room with garden access. Heading upstairs is a pleasant Landing, a spacious main bedroom with feature bay window, a second good sized double bedroom with feature bay window, a generous third bedroom, the house bathroom with moisture extraction system, separate shower & bath, and a separate w.c.

Externally the property offers off road parking via the block paved driveway and garage access. At the rear of the property is a mature garden with paved seating area near to property, vegetable patch and a further side garden that runs around the side of the property and to frontage.

The property further benefits from a Worcester Bosch combi boiler with hive control system and Wi-Fi thermostatic valves, the Loft being boarded with lighting & power, plus Sky connections, and recently updated wiring with separate fused spur for external EV charger, Bead cavity wall insulation and enhanced loft insulation fitted June 2024 bringing EPC to B from E (subject to revised assessment).

EPC=E V8 13/11/25







Approach

Via block paving pathway leading to porch.

Porch

Ceiling light point, vinyl tiled flooring, step up to timber framed door with single glazed inserts.

Entrance hall

Single glazed obscured window to front, ceiling light point, decorative coving, feature picture rail, central heating radiator, stairs to first floor accommodation, under stairs storage, door to cloakroom/store cupboard and ground floor w.c.

Ground floor w.c.

Double glazed obscured window to front, ceiling light point, low level w.c., hand rail, central heating radiator.

Cloaks/store cupboard

Double glazed window to side, ceiling light point and shelving.

Dining room 12'2" x 13'5" min 15'9" max (3.7 x 4.1 min 4.8 max)

Double glazed bay window with feature leaded lights, feature ceiling light point, wall mounted lighting, art deco fireplace, two central heating radiators.









Rear reception room 12'2" x 13'9" min 16'9" max (3.7 x 4.2 min 5.1 max)

Double glazed patio door to rear, ceiling light point, wall lighting, decorative coving, window to side, central heating radiator, art deco gas fireplace.

Kitchen 10'10" x 9'10" (3.3 x 3.0)

Double glazed windows to rear and side, ceiling light point, range of wall and base units, marble effect work top, stainless steel sink and drainer, space for cooker, central heating radiator, pantry under stairs with shelving, wall mounted extractor fan, power and ceiling light point, timber framed door with inserts to utility room.

Utility room

Double glazed windows to rear, ceiling light point, wall units, stone effect work top, stainless steel sink, plumbing for washer, vinyl flooring.

Inner hallway

Timber framed door to rear garden.

First floor landing

Leaded window with secondary glazing, ceiling light point, picture rail.

Bedroom one 12'2" x 13'9" min 17'1" max (3.7 x 4.2 min 5.2 max)

Double glazed bay window to rear, side window, decorative coving, two central heating radiators, built in wardrobe.

Bedroom two 12'2" x 13'5" min 16'1" max (3.7 x 4.1 min 4.9 max)

Double glazed bay window to front, second window to side, ceiling light point, decorative coving, two central heating radiators, built in wardrobe.

Bedroom three 7'7" x 9'10" (2.3 x 3.0)

Double glazed window to front, central heating radiator, built in wardrobe, storage above door.

House bathroom

Double glazed window to rear, ceiling light point, loft access hatch which has power and has been boarded, extractor fan, bath and separate electric shower with tiled surround, further tiling to walls, wash hand basin, built in airing cupboard housing Worcester Bosch boiler installed in June 2024, central heating radiator.

Separate w.c.

Double glazed window to side, ceiling light point, wash hand basin, low level w.c., central heating radiator, tiled splashbacks.

Rear garden

Slabbed seating area with decorative arch pattern, side shed, rockery, good sized flower beds with mature borders, good sized lawn, slabbed area leading to brick built fire pit, vegetable patch, slabbed area housing greenhouse, side access gate to side, further gate leading to front, lawned area around property, mature trees.

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. In the absence of being able to provide appropriate physical copies of the above, Grove Properties Group reserves the right to obtain electronic verification.

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, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.