



**Grove.**  
FIND YOUR HOME

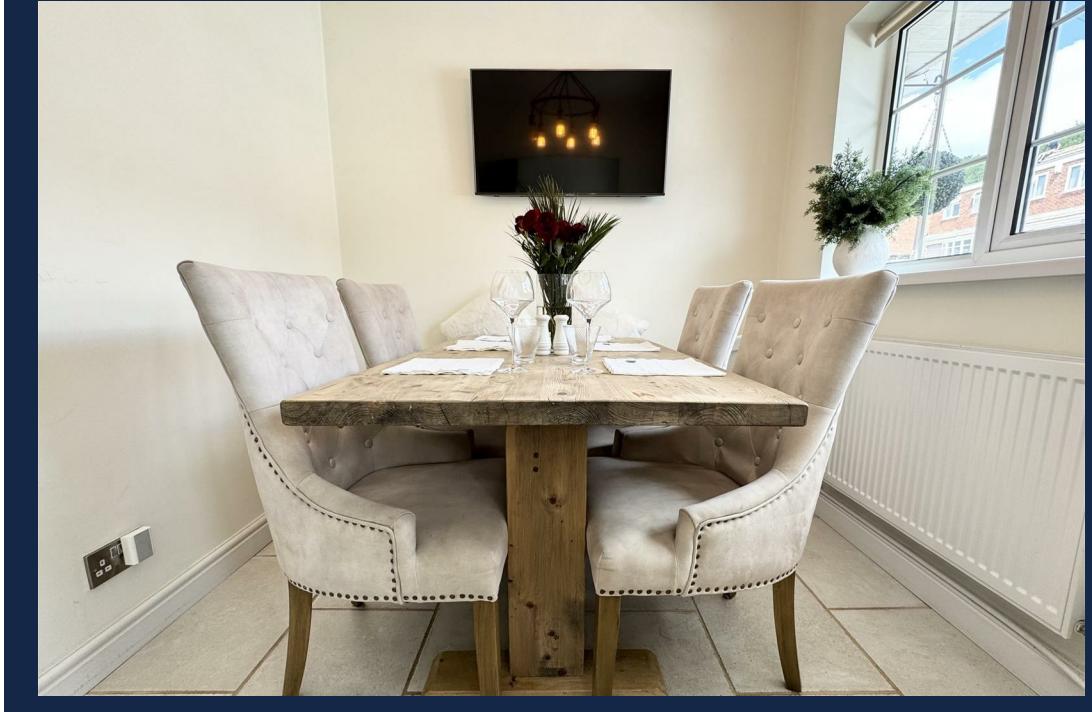
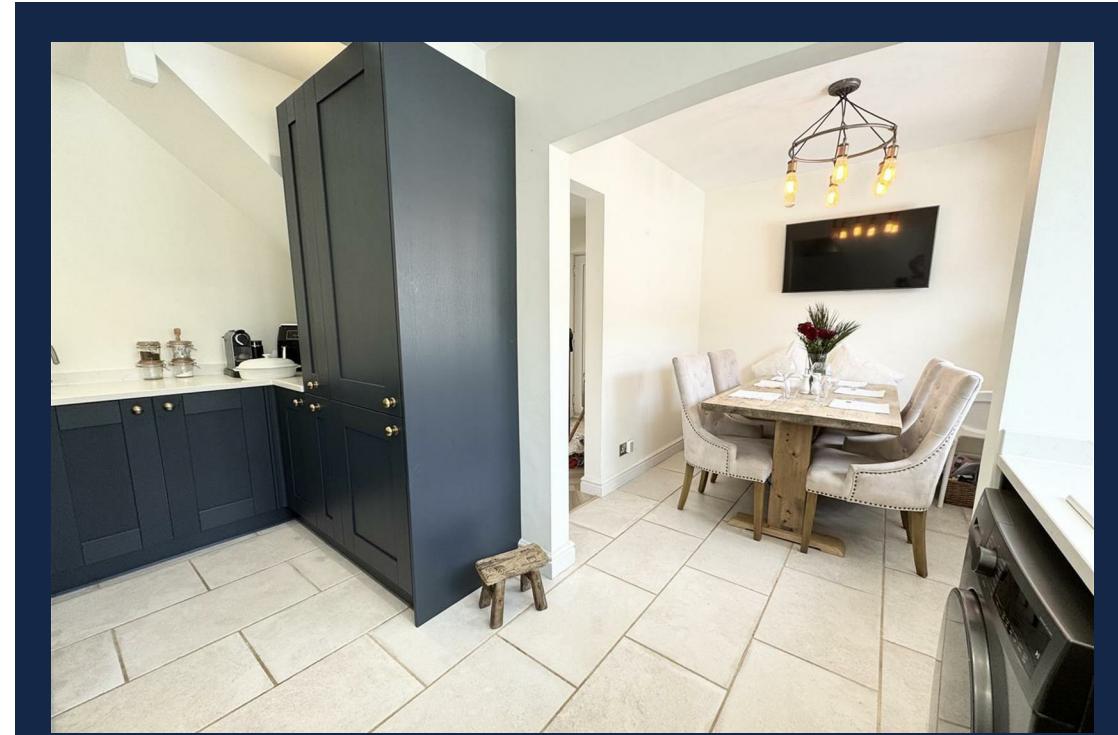
22 Woburn Drive, Halesowen B62 8TG  
Offers In The Region Of £275,000

# Home with a view

An immaculate, newly refurbished two bedroom semi detached home in a highly sought-after location! This attractive semi-detached home on Woburn Drive offers the perfect blend of convenience and comfort. With local shops, well-regarded schools, and picturesque parks all within easy reach, the area is known for its welcoming community and pleasant surroundings - an ideal setting for family living.

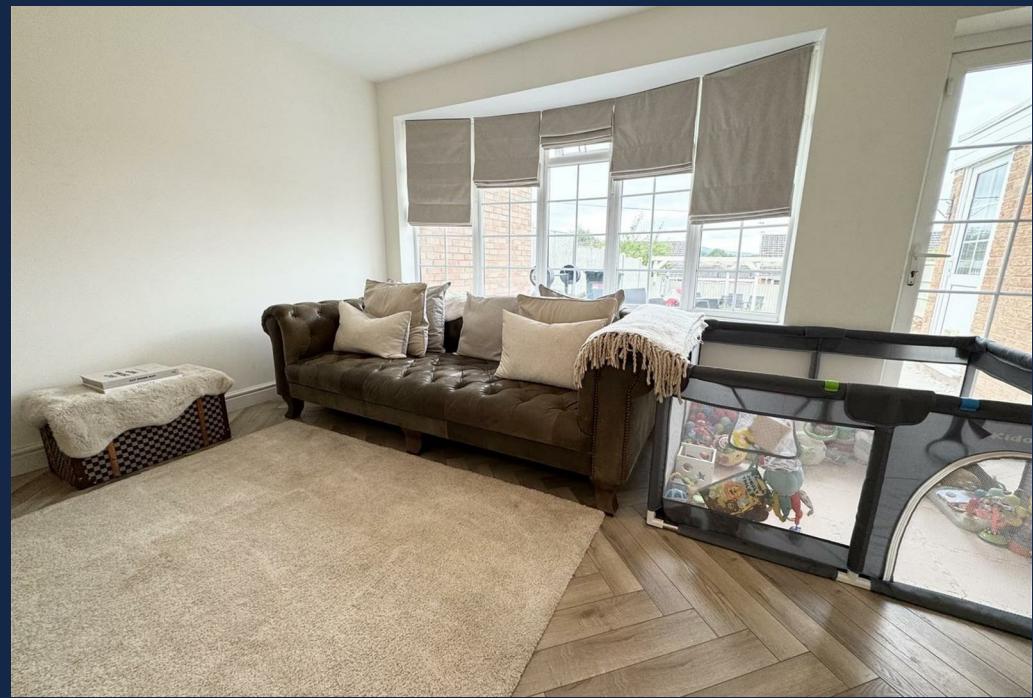
The accommodation briefly comprises of a welcoming entrance hall, modern kitchen with dining space and integrated appliances, separate reception room and office/play room. Then upstairs offers two well-proportioned bedrooms, and a newly fitted family bathroom. The rear garden enjoys a mix of patio area, lawn and decking area to bottom of the garden.

In summary, this lovely home on Woburn Drive presents a fantastic opportunity to purchase a well-maintained property in one of Halesowen's desirable locations - perfect for first-time buyers, downsizers, or small families alike. V1 CS 20/01/26 EPC D



**Grove loves...**







## Details

This exceptional two bedroom semi detached home is located on the highly sought after Woburn Drive and has been fully renovated throughout to an impeccable standard, offering a stylish and contemporary living environment with high end finishes throughout. Externally, the property has a part slate and tarmac driveway.

Upon entering, a welcoming entrance hall leads to the first floor. The heart of the property is the stunning kitchen diner, beautifully designed with quartz worktops, a Villeroy & Boch sink, and integrated appliances including a dishwasher, oven, induction hob, and fridge freezer. Dual aspect windows to the front allow natural light to flood the space, creating a bright and sophisticated area ideal for both everyday living and entertaining.

To the rear, the lounge is a refined yet comfortable space, featuring a large bay window overlooking the garden and a rear door providing seamless access to the outdoor areas. A further versatile reception room, currently used as a playroom/study, offers flexibility to suit a variety of lifestyles and benefits from a window to the front, a built-in bookcase and an additional door leading directly into the garden.

The first floor landing provides access to an airing cupboard. The primary bedroom is positioned to the rear and enjoys dual aspect windows. The second double bedroom is located to the front and features built-in wardrobe and additional storage.

Completing the first floor is a luxurious bathroom, finished with tiled flooring, a stainless steel towel radiator, a vanity sink unit and w.c., P-shaped bath with both overhead and handheld shower.

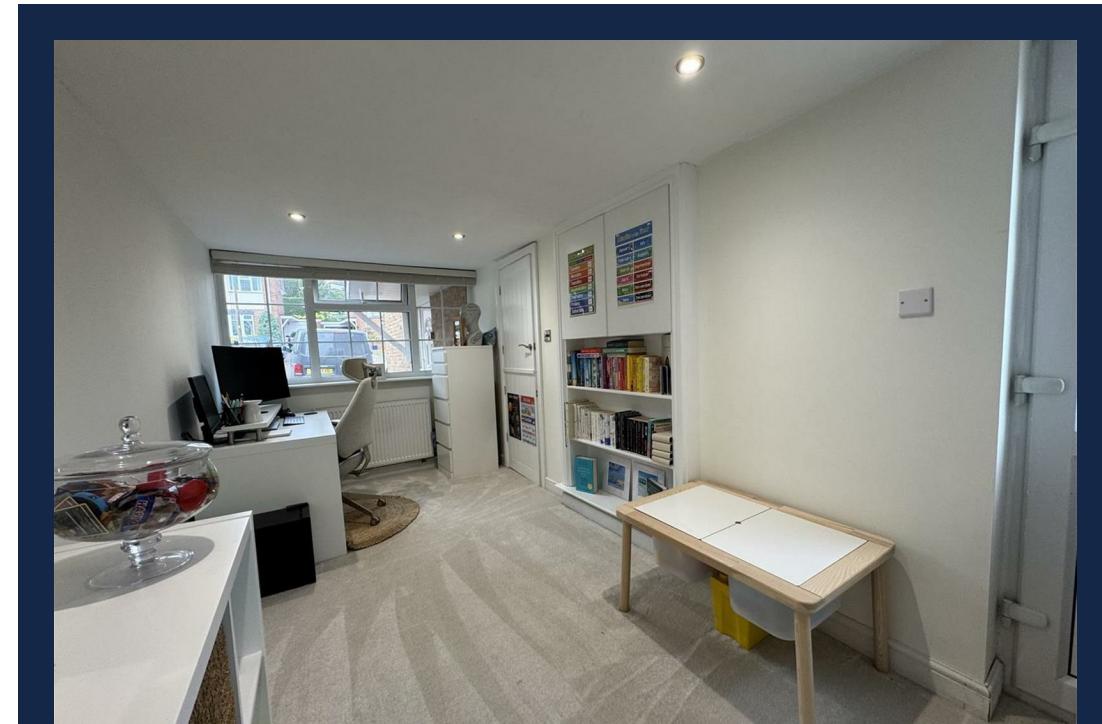
Outside, the beautifully arranged rear garden has been designed with entertaining in mind. A stylish patio area leads down to a manicured lawn, beyond which sits a large decked pergola—perfect for alfresco dining and socialising. The garden is fully enclosed within fenced boundaries, offering both privacy and security.

## Location

Lodgefield is a well established and popular residential area, known for its convenient location and strong community feel. The area benefits from a range of local amenities, including shops, supermarkets, cafés, and leisure facilities, all within easy reach.

Well regarded for its access to local schools and green spaces, Lodgefield is ideal for families, professionals and first time buyers alike. Excellent transport links are close by, providing easy access to surrounding towns and city centres, while major road networks offer convenient commuting options.

Combining a peaceful residential setting with everyday convenience, Lodgefield remains a sought after location for those looking to enjoy comfortable living with excellent connectivity.







## 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 C

## 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.

## Agents Note

The owner of the property is an employee of Grove Properties Group Ltd.



# Grove.

FIND YOUR HOME





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE: 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or it's 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 of 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 distances given are approximate only. 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 or whether they are year 2000 compliant.

VIEWINGS: View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

# Grove.

FIND YOUR HOME

Halesowen

18 Hagley Road

Halesowen

West Midlands

B63 4RG

T: 0121 550 5400

E: [halesowen@grovepropertiesgroup.co.uk](mailto:halesowen@grovepropertiesgroup.co.uk)

W: [www.grovepropertiesgroup.co.uk](http://www.grovepropertiesgroup.co.uk)