

# Grove.

FIND YOUR HOME



6 Wenlock Close  
Halesowen,  
West Midlands  
B63 1HQ

Offers In The Region Of £375,000



On Wenlock Close, Halesowen, this semi-detached home presents an excellent opportunity for families and first-time buyers alike. Situated in the friendly Squirrels neighbourhood, this residence benefits from local amenities, schools, and parks, making it an ideal location for families. The surrounding area is known for its community spirit and accessibility, ensuring that everything you need is within easy reach.

The property itself comprises of attractive tarmac driveway with block paved borders, a door into the entrance hall, which provides access into the study and open plan living area. The open plan living area is complete with bifold doors to the rear garden, kitchen fitted with integrated appliances and breakfast bar and a lounge area. The second reception room is flooded with light due to its feature window and bifold doors. The utility provides space for white goods, a convenient stable door to the side and access to the w.c.. Upstairs are three bedrooms and a family bathroom. The garden is lawned with a patio and shed.

The property has been decorated to a modern standard throughout. With its appealing features and prime location, it is a wonderful opportunity for those looking to settle in Halesowen. Do not miss the chance to make this charming house your new home. JH 27/01/2026 EPC=D







#### Approach

Via tarmacadam driveway with block paved borders leading to double glazed front door into entrance hall.

#### Entrance hall

Coving to ceiling, doors into study and through living area, stairs to first floor accommodation.

#### Study 9'2" x 7'10" (2.8 x 2.4)

Double glazed window to front, central heating radiator, cupboard housing the fuse box.

Open plan living area 9'10" min 15'1" max x 25'11" max 10'5" min (3.0 min 4.6 max x 7.9 max 3.2 min)

Double glazed bow window to front, bifolding double glazed doors to rear, double glazed window to rear, two central heating radiators.

#### Kitchen area

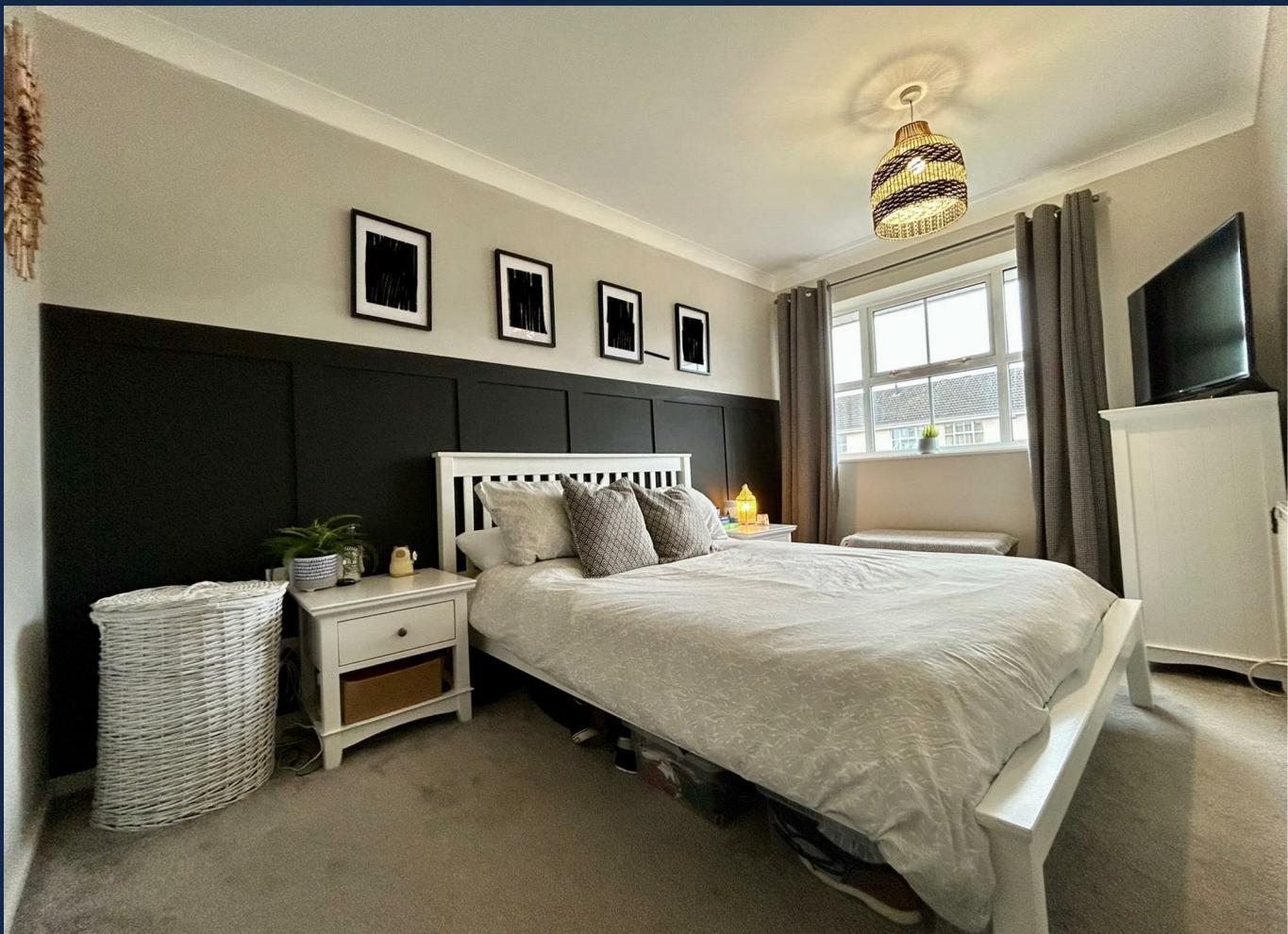
Matching wall and base units with square top wood effect surface over, splashback tiling to walls, integrated fridge freezer, integrated dishwasher, one and a half bowl sink with mixer tap and drainer, oven with hob and extractor over, door to under stairs pantry and door into second reception room.

#### Second reception room 7'6" x 19'8" (2.3 x 6.0)

Double glazed window to rear, double glazed bifolding doors to side, double glazed skylight, central heating radiator.











#### Utility 7'2" x 5'2" (2.2 x 1.6)

Double glazed obscured stable door to side, vertical central heating radiator, half height panelling to walls, space for white goods, door to w.c.

#### Downstairs w.c.

Low level flush w.c., wash hand basin with mixer tap and splashback tiling.

#### First floor landing

Double glazed obscured window to side, loft access with ladder, airing cupboard housing central heating boiler, doors to bedrooms and bathroom.

#### Bathroom

Double glazed obscured window to rear, vertical central heating towel rail, bath with shower over, vanity unit with low level flush w.c. and wash hand basin with mixer tap.

#### Bedroom one 13'1" x 8'6" (4.0 x 2.6)

Double glazed window to front, coving to ceiling, central heating radiator, panelling to walls, fitted wardrobes with sliding doors.

#### Bedroom two 8'2" x 10'9" (2.5 x 3.3)

Double glazed window to rear, central heating radiator, fitted storage cupboard.

#### Bedroom three 9'10" x 6'6" (3.0 x 2.0)

Double glazed window to front, central heating radiator, stair bulk head with storage cupboard fitted above.

#### Rear garden

Slabbed patio with steps down to lawn, wood chipping borders housing a variety of shrubs and trees, shed to rear.

#### 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 you 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.