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FIND YOUR HOME



4 Lansdowne Road
Hasbury, Halesowen,
West Midlands
B63 1BJ

Offers Over £325,000



On Lansdowne Road, in the highly desirable area of Hayley Green, Halesowen, this delightful Mucklow-style semi-detached home presents an excellent opportunity for buyers looking to put their own stamp on a property. Ideally situated, the home is within easy reach of local amenities, well-regarded Huntingtree Primary School, and excellent commuter links to Birmingham and the surrounding areas.

Externally, the property benefits from a generous driveway providing off-road parking for multiple vehicles, along with gated side access leading to the rear garden. The garden offers a paved patio, lawn, and a variety of mature shrubs, creating a pleasant outdoor space to enjoy. Internally, the accommodation briefly comprises an entrance hall, two reception rooms, including an extended lounge, a fitted kitchen, three well-proportioned bedrooms and a family bathroom featuring both a bath and separate shower.

Offering a practical layout, excellent potential, and a sought-after location, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to appreciate everything this home has to offer. JH 24/07/2026







Approach

Via a tarmacadam driveway with block paved borders, access to property via the garage and double glazed obscured door into entrance hall.

Entrance hall

Stairs to first floor accommodation, central heating radiator, doors into two reception rooms, kitchen and under stairs storage cupboard.

Front reception room 11'1" min 12'9" max x 11'5" (3.4 min 3.9 max x 3.5)

Double glazed bay window to front, central heating radiator, coving and rose to ceiling.

Rear reception room 10'2" min 11'5" max x 15'5" (3.1 min 3.5 max x 4.7)

Double glazed French doors to rear with double glazed windows to side and rear, feature electric fire, coving to ceiling.

Kitchen 6'10" x 13'5" (2.1 x 4.1)

Double glazed window to rear, double glazed door to rear, central heating radiator, inset ceiling spotlights, wall and base units with square top surface over, sink with mixer tap and drainer, integrated dishwasher, washing machine, tumble dryer, microwave, fridge freezer and double oven, gas hob and extractor over.

First floor landing

Loft access and doors to bedrooms and bathroom.





Bathroom

Double glazed obscured window to rear, central heating towel rail, shower with monsoon head over, bath with mixer tap, pedestal wash hand basin with mixer tap, low level flush w.c.

Bedroom one 13'5" max 11'1" min x 11'5" (4.1 max 3.4 min x 3.5)

Double glazed bay window to front, central heating radiator, fitted wardrobes.

Bedroom two 11'5" max 11'1" min x 10'9" (3.5 max 3.4 min x 3.3)

Double glazed window to rear, central heating radiator.

Bedroom three 8'2" x 7'10" (2.5 x 2.4)

Double glazed window to front, central heating radiator, fitted drawers and wardrobe.

Rear garden

Gates access to front, slabbed patio area with slabbed path via raised sleeper plant beds, lawn area, shed to rear.

Garage 15'8" x 7'6" (4.8 x 2.3)

Double garage doors, central heating boiler, fuse box, gas meter 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 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.

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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.

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