Grove.

FIND YOUR HOME

53 Beaumont Road

Halesowen,

West Midlands

B62 9HD

Asking Price £235,000

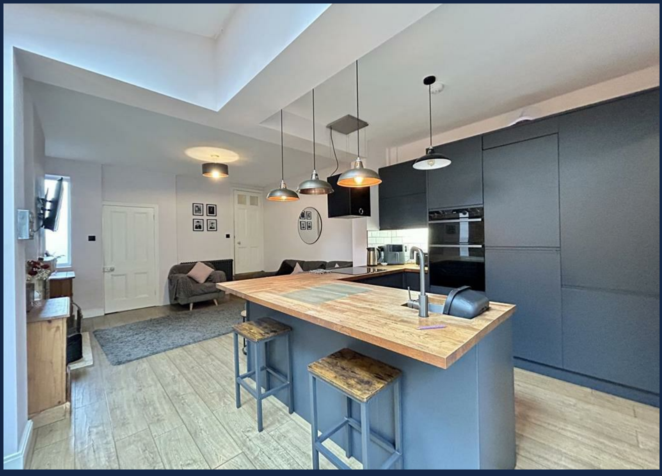
On Beaumont Road in Halesowen, this extended semi-detached home offers open plan living with style. This area of Halesowen is known for its friendly community and excellent local amenities, including shops of Halesowen Town, schools, and green spaces including Leasowes Park, all within easy reach.

The property itself offers a driveway to the front, with access into the property via the side door and front door. The side door reaches the entrance hall that offers door into the under stairs storage, the front reception room and the open plan living area. The open plan living area offers a living area, dining area with feature open brick walls and a kitchen with breakfast bar and integrated appliances. The bathroom can be reached via the open plan living area. Upstairs are two bedrooms, the master with an en-suite and a study. The rear garden is decked and lawned, with an outhouse. The outhouse has two sections - a shed and home office.

With its generous living space and practical layout, it is sure to appeal to a variety of buyers. Do not miss the chance to make this charming property your own. JH 26/08/2026 V2
EPC=D










Approach
The approach consists of a stone chipping driveway with a slab path leading to the property. There are two entrance doors, one to the front and one to the side. The side door provides access into the property.

Entrance hall
The entrance hall has under stairs storage housing the fuse box and doors leading to the front reception room and the open plan living area.

Front reception room 13'5" max 11'9" min x 11'1" max 9'10" min (4.1 max 3.6 min x 3.4 max 3.0 min)
The front reception room has a double glazed bay window to the front, a central heating radiator, ceiling coving, and picture rails.

Open plan living area 22'3" x 17'8" max 12'9" min (6.8 x 5.4 max 3.9 min)
The open plan living area has double glazed bi-fold doors to the rear, two double glazed skylights, two central heating radiators, and base units with a wood block work surface over. There is a single basin sink with mixer tap, a hob with extractor over, an integrated dishwasher, an integrated double oven, and an integrated fridge freezer.

Inner hall
The inner hall has a central heating radiator, space for white goods, a wall mounted boiler, and a door leading to the downstairs bathroom.

Downstairs bathroom
The downstairs bathroom has a double glazed obscured window to the side, a central heating radiator, a WC, a pedestal wash hand basin, and a bath.

First floor landing
The landing has a double glazed window to the side and doors leading to two bedrooms and a study.

Bedroom two 6'2" x 9'10" (1.9 x 3.0)
Bedroom two has a double glazed window to the front and a central heating radiator.

Study 2'11" min 7'10" max x 5'2" min 8'6" max (0.9 min 2.4 max x 1.6 min 2.6 max)
The study provides access to the loft.

Master bedroom 12'5" x 13'5" (3.8 x 4.1)
The master bedroom has a double glazed window to the rear, a central heating radiator, and a door leading to the bathroom.

Bathroom
The bathroom has a double glazed obscured window to the rear, a central heating radiator, a bath, a pedestal wash hand basin, and a low level flush w.c.

Garden
The garden has a decked patio and lawn with a further decking area. There is a home office with power, a feature electric fire, and two double glazed windows to the front. There is also a slabbed patio area with a bar/kitchen area.

Home office 8'6" x 9'10" (2.6 x 3.0)

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 b

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.