

Grove.

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32 Shenstone Avenue
Halesowen,
B62 8QA

Offers In The Region Of £395,000



On Shenstone Avenue in Halesowen, this corner plot semi-detached home presents opportunity for growing families. The location of Shenstone Avenue is ideal, offering a peaceful residential atmosphere while being conveniently close to local amenities, Lapal primary school and motorway transport links. Halesowen itself is known for its community and picturesque surroundings, making it a desirable place to live.

The property itself offers parking to the front for multiple vehicles as well as a garage. An additional garage can be accessed to the rear of the garden. Inside is an entrance hall, two reception rooms, kitchen, internal access to the garage which provides a downstairs w.c. and utility space. Upstairs are three bedrooms and a family shower room. Outside is an impressive garden, with patio, lawn and variety of mature shrubs.

With its ample parking, multiple reception areas, and comfortable bedrooms, it is sure to meet the needs of modern living. JH 04/12/2025 V1 EPC=D







Approach

Via a driveway with side lawn, stone chipping approach to garage, side entrance to garden and open porch.

Open porch

Leads to entrance hall via the double glazed obscured stained glass door with panels around.

Entrance hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, doors to two reception rooms, kitchen and cellarette with double glazed obscured window to garage.

Front reception room 14'9" max 11'9" min x 12'5" max 11'5" min (4.5 max 3.6 min x 3.8 max 3.5 min)

Double glazed bay stained glass window to front installed in September 2025, two central heating radiators, coving to ceiling, feature fire with surround.

Second reception room 11'5" max 10'5" min x 12'1" min 15'1" max (3.5 max 3.2 min x 3.7 min 4.6 max)

Double glazed bay window and door to rear, coving to ceiling, central heating radiator, feature fire with surround.

Kitchen 7'2" x 9'2" (2.2 x 2.8)

Double glazed window to rear, coving to ceiling, central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, sink with mixer tap and drainer, integrated oven, hob, extractor, double glazed obscured door into garage.











Garage/utility 24'11" max 20'4" min x 11'9" (7.6 max 6.2 min x 3.6)

Bifold door to front, two double glazed obscured windows to side, double glazed door to side, two double glazed windows to rear, base units with roll top surface over with splashback tiling, sink with mixer tap and drainer, space for white goods, central heating boiler, door to downstairs w.c.

Downstairs w.c.

Double glazed obscured window to rear, low level flush w.c., vertical central heating radiator.

First floor landing

Double glazed stained glass window to side, coving to ceiling, doors to three bedrooms and shower room.

Shower room

Double glazed obscured window to rear, shower, vertical central heating towel rail, w.c., pedestal wash hand basin, airing cupboard.

Bedroom one 15'5" max 11'9" min x 10'9" (4.7 max 3.6 min x 3.3)

Double glazed stain glass bay window to front, central heating radiator, coving to ceiling and fitted wardrobes.

Bedroom two 12'5" x 10'9" min 11'9" max (3.8 x 3.3 min 3.6 max)

Double glazed window to rear, central heating radiator, coving to ceiling, store cupboard.

Bedroom three 6'10" x 7'10" (2.1 x 2.4)

Double glazed window to front, central heating radiator, coving to ceiling, loft access.

Rear garden

Slabbed patio area, lawn, feature pond and access to the detached garage at the end of the garden.

Garage 17'0" x 15'8" (5.2 x 4.8)

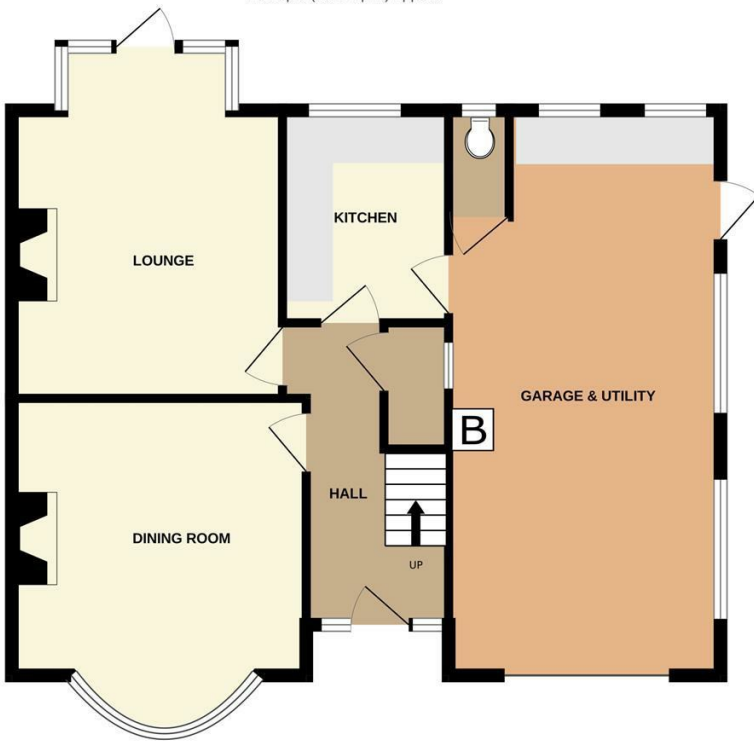
Door, windows and rear door.

Tenure

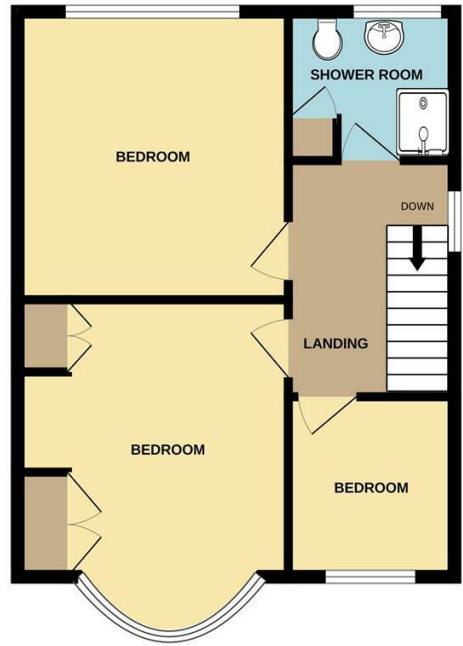
References to the tenure of a property are based on



GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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