

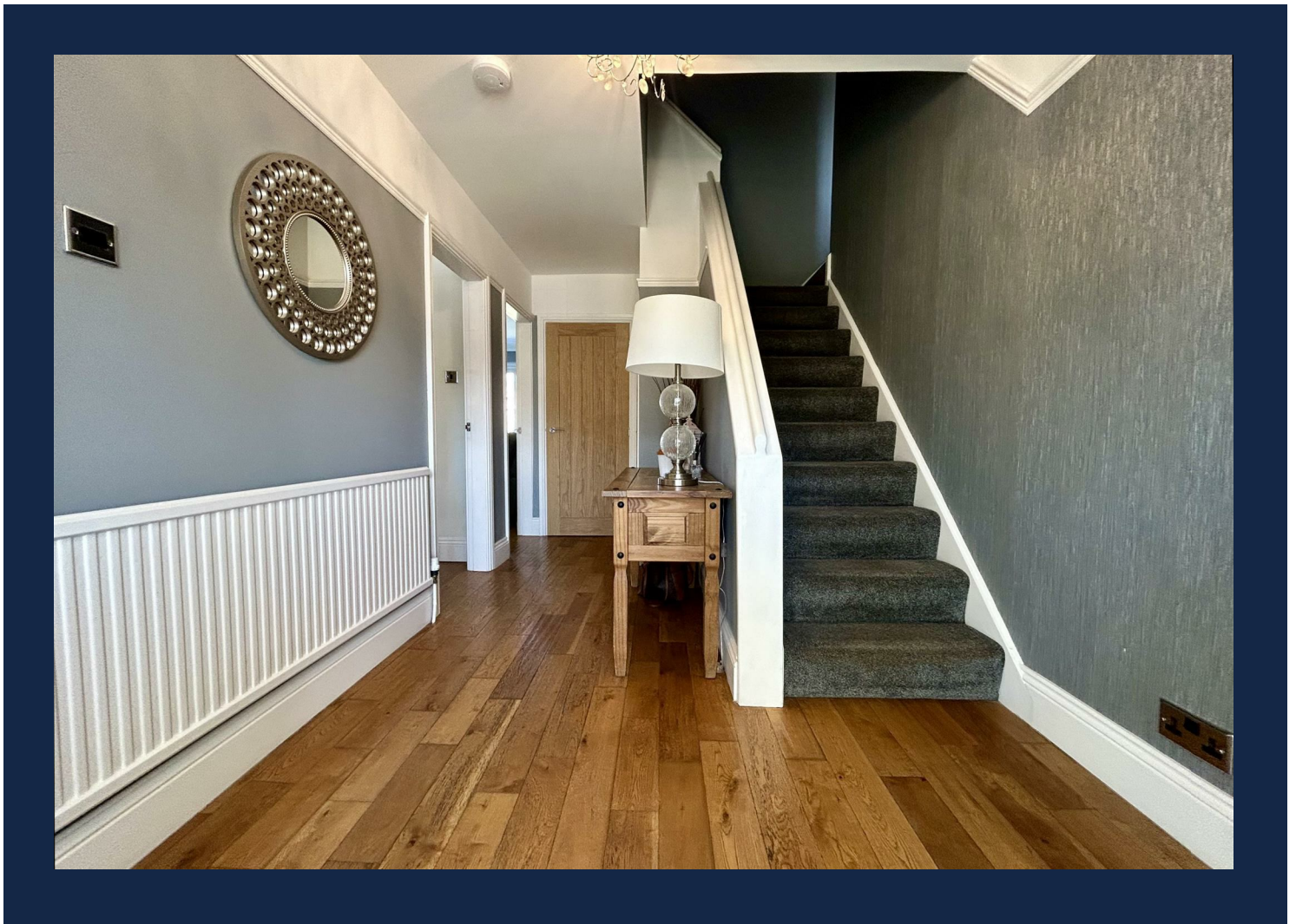
Grove.

FIND YOUR HOME



14 Rosemary Road
Halesowen,
West Midlands
B63 1BN

Offers Over £475,000



On Rosemary Road in Halesowen, this beautifully designed detached home combines a prime location with striking kerb appeal and generous living space. The property features three reception rooms and a stylish open-plan kitchen complete with a central island, ideal for both everyday living and entertaining. Situated in one of Halesowen's most sought-after neighbourhoods, the location is particularly desirable, offering close proximity to well-regarded schools, parks, and excellent transport links.

The property briefly comprises a driveway to the front and access via the main entrance. The entrance porch and hallway sit at the heart of the home, creating an immediate sense of space and grandeur. From here, all three reception rooms and the open-plan kitchen are easily accessible. The kitchen also leads to a utility room and a convenient downstairs WC. Upstairs, there are four well-proportioned bedrooms and a family bathroom. The principal bedroom benefits from its own en-suite and a walk-in wardrobe. Outside, the garden is beautifully maintained, featuring astro turf and a patio area, perfect for outdoor relaxation.

With its spacious layout and enviable location, this property presents an excellent opportunity for those looking to settle in a welcoming community. Don't miss the chance to make this exceptional home your own. JH 24/04/2026 EPC=D







Approach

Via tarmacadam driveway providing parking for ample cars, double glazed doors leading to entrance hall and further double glazed door leading to side entry.

Porch

Double glazed doors leading from the front of the property, two double glazed windows to side, tiled floor and further double glazed door leading to entrance hall

Entrance hall

Double glazed door leading from the porch, stairs to first floor landing, wooden floor, storage cupboard, picture rail and a central heating radiator.

Lounge 11'9" x 11'9" (3.6 x 3.6)

Feature fire place with open fire, wooden floor, double glazed window to front and a central heating radiator.

Dining room 7'6" x 13'9" (2.3 x 4.2)

Wooden floor, picture rail, wall lights, double glazed window to front and a central heating radiator.

Living room 11'9" x 13'5" (3.6 x 4.1)

Feature fire place with gas fire, wooden floor, double glazed French doors leading to rear and a central heating radiator.











Kitchen diner 19'8" x 10'2" min 11'5" max (6.0 x 3.1 min 3.5 max)

Doors leading from the entrance hall and utility/downstairs cloakroom, fitted with a range of matching shaker-style wall and base units, work surfaces and matching upstands, stainless steel sink and drainer, integrated fridge freezer, integrated washing machine, dishwasher, space for rangemaster-style cooker with extractor hood over, recessed spotlights, herringbone floor double glazed windows and door to rear, skylight window and a vertical column central heating radiator.

Utility/w.c. 3'11" x 10'5" (1.2 x 3.2)

Space for tumble dryer and fridge freezer, tiled floor, herringbone floor and a column central heating towel rail.

First floor landing

Split level landing and doors to:-

Master Bedroom 11'5" x 10'5" (3.5 x 3.2)

Wooden floor, picture rail, recessed spotlights, double glazed window to front and a central heating radiator.

Dressing room 4'3" x 7'10" (1.3 x 2.4)

Recessed spotlights, tiled floor, double glazed window to rear and a central heating radiator.

En-suite

double walk in shower with waterfall shower head, separate shower attachment, WC, wash hand basin set into vanity unit, tiled splashback, tiled floor, recessed spotlights, double glazed window to rear and a chrome heated towel rail

Bedroom two 11'9" x 13'9" (3.6 x 4.2)

Laminate floor, picture rail, double glazed window to rear and a central heating radiator.

Bedroom three 11'9" x 11'9" (3.6 x 3.6)

Laminate floor, fitted wardrobes, double glazed window to front and a central heating radiator.

Bedroom four 12'5" x 7'10" (3.8 x 2.4)

Wooden floor, picture rail, double glazed window to front and a central heating radiator.

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, 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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Bathroom

Bath with shower attachment and splashback, corner shower with waterfall shower head, shower screen, WC, wash hand basin with tiled splashback, recessed spotlights, two double glazed windows to rear and a chrome central heated towel rail.

Rear Garden

double glazed doors leading from the living room and utility to a patio seating area, artificial lawn and shrub borders.

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 D.

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.

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