

# Grove.

FIND YOUR HOME



8 Welbeck Close  
Halesowen,  
West Midlands  
B62 8PX

Offers In The Region Of £675,000



Nestled in a quiet cul-de-sac in the sought-after location of Welbeck Close, Halesowen, this beautifully presented four-bedroom detached family home offers generous living space perfect for families and professionals alike.

The location offers the best of both worlds—quiet suburban living with excellent access to local amenities. Highly regarded schools, parks, and shops are all within easy reach, while Halesowen town centre provides a wide range of supermarkets, restaurants, and leisure facilities. For commuters, there are superb transport links via the A456 and M5 motorway, with Birmingham city centre being a close commute.

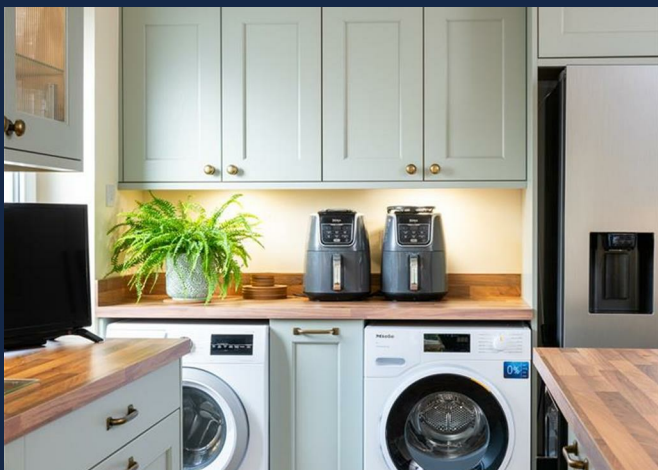
From the moment you arrive, the property makes a lasting impression with its charming front lawn and striking kerb appeal. A spacious driveway provides ample off-road parking and is complemented by an electric car charging point. A double garage store adds further practicality and includes access to a fully equipped home gym, providing a perfect space to maintain your fitness routine without leaving home. The ground floor of the property is thoughtfully laid out for both everyday living and entertaining. A welcoming lounge provides a cosy yet stylish retreat, while a separate dining room offers an elegant space for formal occasions. The contemporary breakfast kitchen is designed with family life in mind, and a dedicated office ensures a quiet and productive environment for remote working. A downstairs W.C. and a bright conservatory add further flexibility to this well-appointed ground floor. Upstairs, four generously sized bedrooms offer plenty of space for rest and relaxation. The master bedroom benefits from a private en-suite, while a sleek and modern family bathroom serves the remaining bedrooms, making morning routines a breeze for busy households.

With its prime location, spacious layout and wealth of modern features, this is a standout home that must be viewed to be truly appreciated. JE V1 01/10/2025 EPC=C













#### Approach

Via tarmacadam driveway with block paved borders, lawn area with plant bed borders, access to double garage with electric door, side gate access to rear, electric charger point, side door into kitchen.

#### Entrance hall

Composite front door, parquet flooring, doors to office, downstairs w.c., breakfast kitchen, lounge, dining room, storage cupboard, central heating radiator and stairs to first floor landing.

Dining room 13'1" min 14'9" max into bay x 8'10" (4.0 min 4.5 max into bay x 2.7)

Double glazed bay window to front, parquet flooring, coving to ceiling, doors to lounge, central heating radiator.

Lounge 15'8" x 12'9" (4.8 x 3.9)

Coving to ceiling, parquet flooring, central heating radiator, double glazed French doors to conservatory, feature fireplace with hearth and surround.

#### Downstairs w.c.

Double glazed obscured window to side, vertical central heating radiator, part tiled walls, wash hand basin with mixer tap and storage beneath, low level flush w.c.

Conservatory 9'6" x 10'9" (2.9 x 3.3)

Double glazed French doors to rear, spotlights and two double glazed ceiling lights, range of double glazed windows to rear and side, electric radiator.









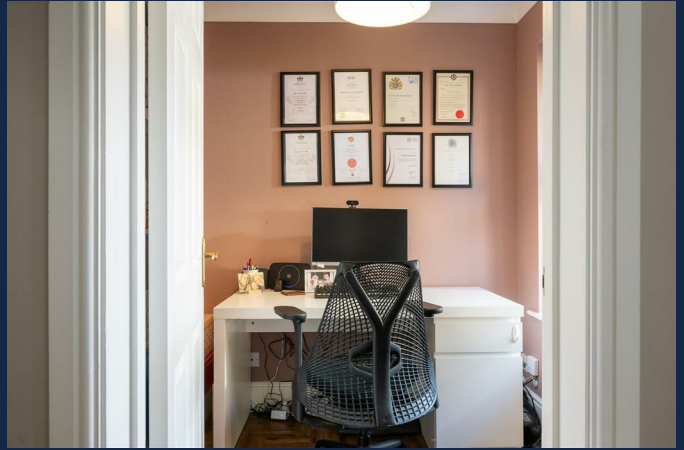












#### Kitchen 18'4" x 12'1" (5.6 x 3.7)

Spotlights to ceiling, parquet flooring, two central heating radiators, double glazed frosted door to side, double glazed window to rear, ranger of matching wall and base units, complementary surfaces over, splashbacks, breakfast island, sink with mixer tap, cooker, six ring hob, stainless steel extractor fan over, space for washer, dryer, space for American style fridge freezer, integrated dishwasher and wine cooler.

#### Office 6'6" x 5'10" (2.0 x 1.8)

Central heating radiator, double glazed window to front, coving to ceiling.

#### First floor landing

Coving to ceiling, feature arch window, access to loft, door to storage cupboard.

#### Bedroom one 12'9" max 10'9" min x 12'9" (3.9 max 3.3 min x 3.9)

Coving to ceiling, central heating radiator, built in wardrobes, double glazed window to rear, door to en-suite.

#### En-suite

Double glazed frosted window to side, vertical central heating radiator, wash hand basin with mixer tap and w.c. vanity unit, spotlights to ceiling, shower, tiled walls.

#### Bedroom two 13'5" max 8'6" min x 12'1" max 6'10" min (4.1 max 2.6 min x 3.7 max 2.1 min)

Double glazed window to rear, central heating radiator, built in wardrobes, spotlights and coving to ceiling.

#### Bedroom three 12'1" x 8'10" (3.7 x 2.7)

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

#### Bedroom four 8'6" x 10'2" (2.6 x 3.1)

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

#### Bathroom

Vertical central heating radiator, spotlights to ceiling, tiled walls, double glazed frosted window to



















side, low level flush w.c., pedestal wash hand basin with mixer tap, panelled bath with telephone style mixer tap, shower over with drench shower head over.

#### rear garden

Slabbed patio area, fencing to boundary, water tap, artificial lawn, side gate access to front, door to gym.

Gym 16'8" x 9'2" (5.1 x 2.8)

Lighting, electrics and insulated.

Garage 17'8" x 6'10" (5.4 x 2.1)

Lighting and electrics, storage to front, gym 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 E

#### 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.

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