

# Grove.

FIND YOUR HOME



10 Grove Avenue  
Halesowen,  
West Midlands  
B63 4SB

Offers Over £190,000



Grove Avenue, this semi-detached home presents an excellent opportunity for first time buyers. Ideally positioned close to local amenities, reputable schools, and convenient transport links, Halesowen town centre is just a short distance away, providing easy access to shops, dining, and everyday essentials.

To the front, the property benefits from a driveway providing off-road parking, along with side access leading through to the rear garden. Stepping inside, the welcoming entrance hall gives access to a light-filled reception room and a kitchen with garden access via a rear porch. Upstairs offers two bedrooms and a family bathroom. The rear garden is mainly laid to lawn, offering a blank canvas ready for landscaping or outdoor entertaining to suit your needs.

Whether you are a first-time buyer eager to put your own stamp on a property or an investor looking for a buy-to-let, this property offers a wonderful blend of comfort, convenience, and opportunity. JH 10/2/2026 V6 EPC=C







#### Approach

Via a concrete driveway with side lawn leading to double glazed frosted front door into entrance hall.

#### Entrance hall

Stairs to first floor accommodation, door to reception room.

#### Reception room 11'5" x 12'9" max 11'5" min (3.5 x 3.9 max 3.5 min)

Double glazed window to front, central heating radiator, picture rails, door to under stairs storage, door way into kitchen.

#### Kitchen 13'1" x 9'6" (4.0 x 2.9)

Two double glazed windows to rear, central heating radiator, matching wall and base units with roll top surface over, splashback tiling to walls, integrated oven, hob, extractor, one and a half bowl sink with mixer tap and drainer, space for white goods, door way into rear porch.

#### First floor landing

Double glazed obscured window to side, loft access, doors to bathroom and bedrooms.

#### Bedroom one 11'9" min 13'1" max x 11'5" (3.6 min 4.0 max x 3.5)

Double glazed window to front, door to fitted walk in wardrobe with double glazed window to front and houses the boiler.

Bedroom two 8'6" x 9'10" (2.6 x 3.0)  
Double glazed window to rear, central heating radiator, picture rails.

#### Bathroom

Double glazed obscured window to rear, bath with shower over, pedestal wash hand basin, w.c., central heating radiator.

#### Rear garden

Concrete patio area, steps leading to first tier with lawn and further lawn and patio area 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 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.

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