

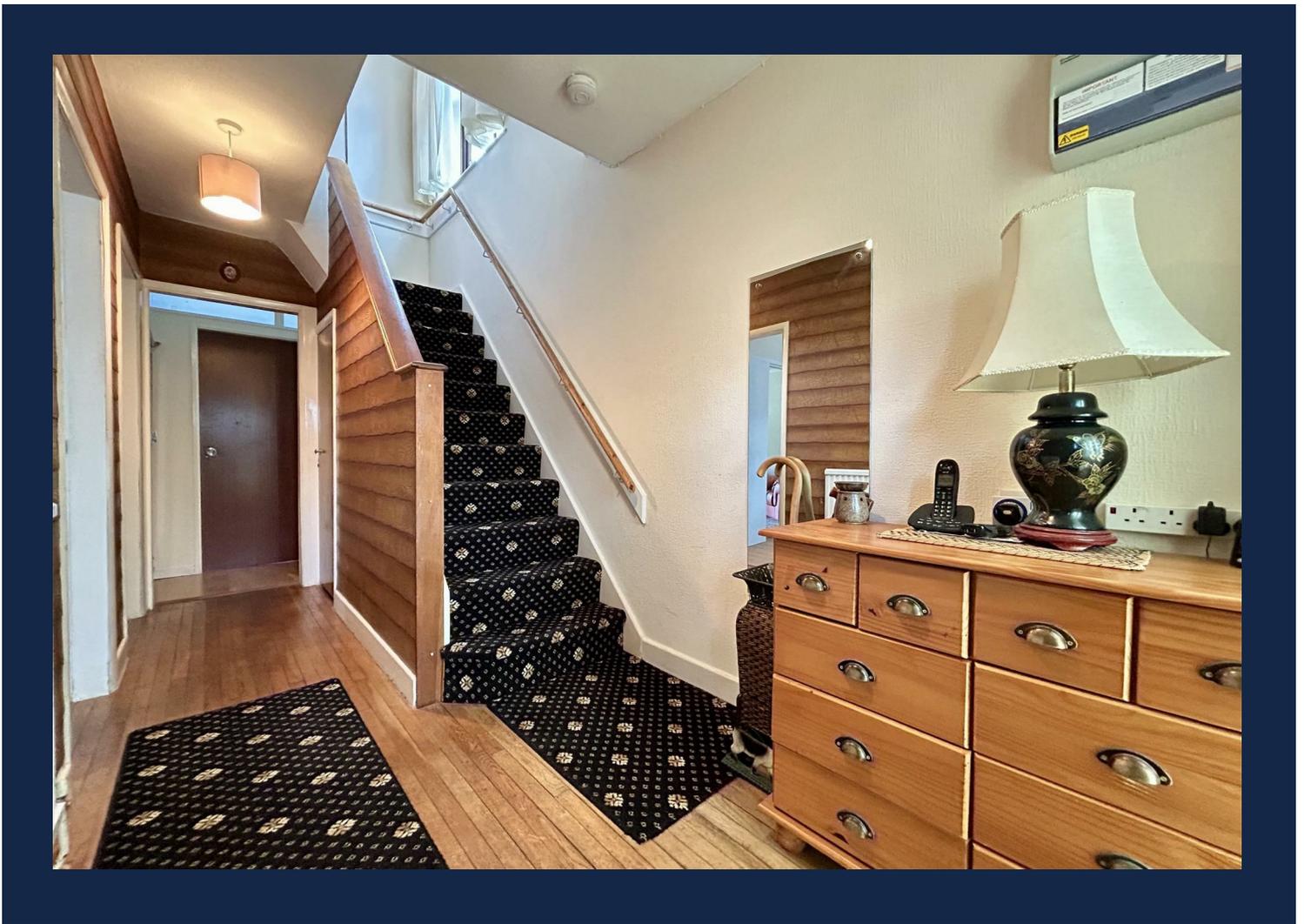
Grove.

FIND YOUR HOME



38 Meadowbrook Road
Halesowen,
West Midlands
B63 1AG

Guide Price £395,000



Charming Detached Home with Fantastic Potential on Meadowbrook Road, Halesowen

Located on the ever-popular Meadowbrook Road, this detached three-bedroom home presents an excellent opportunity for buyers looking to modernise and make a property their own. Surrounded by the picturesque scenery of Halesowen, the home enjoys a peaceful setting while remaining close to local amenities, reputable schools, and excellent transport links—ideal for families and commuters alike.

Set behind a slabbed frontage offering generous parking, the property welcomes you into an entrance hall leading to two spacious reception rooms, a kitchen, and a convenient downstairs W.C. Upstairs, you'll find three well-proportioned bedrooms, a family bathroom, and a separate W.C., providing plenty of room for growing families or those needing flexible living arrangements.

To the rear, the home boasts a generous garden with a lawned area and patio, perfect for outdoor entertaining or relaxing in a private setting.

Whether you're seeking a family-friendly location or a spacious home with renovation potential, this property is well worth your attention. With its desirable location and ample scope for improvement, this is a rare opportunity not to be missed.

Early viewing is highly recommended. JH 26/06/2025 V1 EPC=D







Approach

Via slabbed driveway with stone chippings and brick walling, access to double glazed double opening doors to porch.

Porch

Two double glazed windows to side of front door, door and window to entrance hall.

Entrance hall

Housing fuse box, central heating radiator, stairs to first floor accommodation, under stairs storage cupboard, doors to two reception rooms, kitchen and downstairs w.c.

Dining room 10'9" x 12'1" (3.3 x 3.7)

Double glazed bay window to front, central heating radiator, coving to ceiling, folding doors to rear reception room.

Rear reception room 9'10" min 12'1" max x 11'1" (3.0 min 3.7 max x 3.4)

Double glazed sliding patio door to rear, central heating radiator, coving to ceiling, door to hall.

Downstairs w.c.

Low level flush w.c., tiling to walls, wash hand basin, window to rear.







Kitchen 7'10" x 19'0" (2.4 x 5.8)

Window to rear and side, coving to ceiling, central heating radiator, space for American style fridge freezer, wall and base units with roll top work surface over, space for cooker, space for washing machine, space for tumble dryer, sink with two drainers, door into garage and glass door into the garden.

First floor accommodation

Double glazed obscured window to side, loft access and doors into three bedrooms, family bathroom and separate w.c.

Separate w.c.

Double glazed obscured window to side, low level flush w.c.

Bathroom

Double glazed obscured window to rear, vertical central heating radiator, bath with shower over, pedestal wash hand basin with mixer tap, fitted storage.

Bedroom one 11'1" x 13'5" (3.4 x 4.1)

Two double glazed windows to front, coving to ceiling, central heating radiator.

Bedroom two 10'11" x 10'2" (3.34m x 3.1m)

Double glazed window to the rear, central heating radiator.

Bedroom three 10'2" x 6'10" (3.1m x 2.1m)

Double glazed window to front, central heating radiator.

Garden

Slabbed patio area with pathway leading to the lawn, further patio to the rear, space for shed and bordered by fencing.

Garage

Double opening doors to front, power and housing central heating boiler.

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 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.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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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