

Grove.

FIND YOUR HOME



2 Vicarage Road
Halesowen,
West Midlands
B62 8HX

Guide Price £195,000



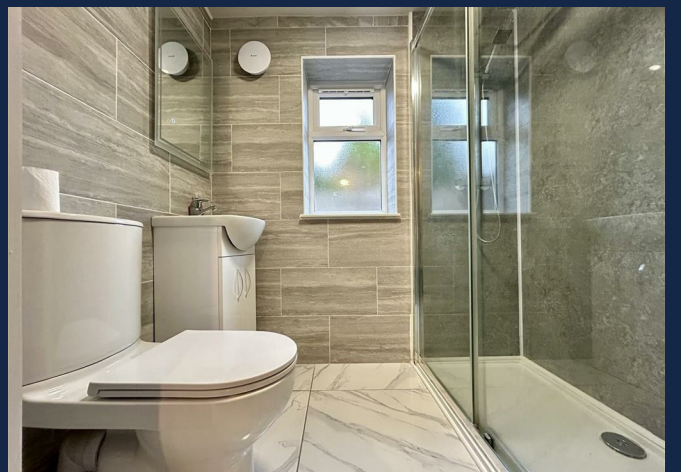
On Vicarage Road, Halesowen, this recently renovated terraced home presents an excellent opportunity for first-time buyers or landlords seeking a strong buy-to-let investment in a well-connected and established residential location.

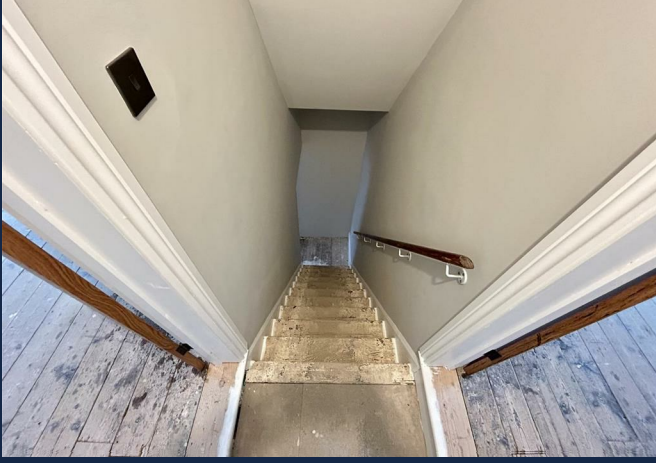
The property benefits from being in close proximity to a wide range of local amenities including supermarkets, independent shops, cafés and everyday conveniences. Families will appreciate the proximity to well-regarded local schools, while commuters enjoy easy access to the A458 and A456 for routes into Birmingham and surrounding areas. For outdoor leisure, the beautiful Leasowes Park is just a short distance away.

The property itself has been thoughtfully updated and offers well-proportioned accommodation throughout. On the ground floor are two versatile reception rooms, ideal for both living and dining, along with a modern fitted kitchen complete with integrated appliances. A contemporary shower room completes the ground floor layout. Upstairs, the first floor provides two good-sized bedrooms, making the home perfectly suited to a couple, small family or professional tenants. To the rear, there is a low-maintenance stone-chipped garden, offering private outdoor space with minimal upkeep, ideal for busy homeowners or landlords alike. This property also has a separate garage which attached to number 1 Vicarage Road.

Combining modern updates with a convenient location close to amenities, transport links, and green space, this charming home delivers both comfort and practicality. Early viewing is highly recommended to fully appreciate what this property has to offer. JH 23/03/2026 V2 EPC=D







Approach

The property is approached via a walled and gated frontage laid with stone chippings, with a gently sloping path leading to the front door.

Front reception room 10'5" x 10'5" min 11'9" max (3.2 x 3.2 min 3.6 max)

The entrance is through double glazed obscure doors into the front reception room, which features a double glazed bow window to the front elevation and a central heating radiator. A door leads through to the inner hall.

Inner hall

The inner hall provides access to an under stairs storage cupboard housing the fuse box and electricity meter, together with a doorway leading into the rear reception room.

Rear reception room 11'5" x 11'9" max 10'5" min (3.5 x 3.6 max 3.2 min)

The rear reception room enjoys a double glazed window to the rear elevation, a central heating radiator and stairs rising to the first floor. A further doorway provides access to the kitchen.

Kitchen 6'6" x 13'9" (2.0 x 4.2)

The kitchen is fitted with matching Shaker-style wall and base units with square-edged work surfaces over and coordinating splashbacks. There is a window to the side, along with a double glazed obscure window and double glazed obscure door also to the side. The kitchen incorporates an integrated oven and microwave, hob with extractor above, a single bowl sink with mixer tap and drainer, an integrated fridge freezer, and a central heating radiator. A door leads through to the downstairs shower room.





Downstairs shower room

The shower room has a double glazed obscure window to the rear and is fitted with a low level flush WC, wash hand basin with mixer tap, and a shower enclosure with monsoon-style shower head.

First floor landing

The landing provides access to both bedrooms.

Bedroom one 11'9" max 10'5" min x 11'5" (3.6 max 3.2 min x 3.5)

Bedroom one has a double glazed window to the rear, a central heating radiator, loft access and a useful storage cupboard.

Bedroom two 10'5" x 11'9" max 10'5" min (3.2 x 3.6 max 3.2 min)

Bedroom two features a window to the front elevation and a central heating radiator.

Rear garden

The rear garden is designed for ease of maintenance and offers a paved patio area with stone chippings and a pathway leading to the rear gate.

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 A

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.

Garage

There is a garage to the property attached to no. 1 Vicarage Road.



While every attempt has been made to ensure the accuracy of the Property Information Form, measurements of areas, spaces, volumes and distances, and the condition of the property are approximate only and are not intended to be used for any purpose other than to provide a general impression of the property. The actual area, volume and condition of the property may vary from the information given in this form.

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