

# Grove.

FIND YOUR HOME



143 Blakedown Road  
Halesowen,  
West Midlands  
B63 4QL

Offers Over £325,000



This three bedroom home is located on Blakedown Road in Halesowen, offering access to local amenities, schools and transport links. The property is well placed for public transport via Halesowen Bus Station, providing routes to surrounding towns and Birmingham, and for road commuters with convenient access to the M5 motorway.

The accommodation comprises an entrance hall, two reception areas, a conservatory, a kitchen with integrated appliances, and a downstairs WC. To the first floor are three bedrooms and a family shower room, together with built in storage and loft access. Outside, the property offers a tiered rear garden with patio and lawn, along with a driveway and gated side access.

The property is within reach of local outdoor space including Huntingtree Park, and shopping facilities in the town centre such as Cornbow Shopping Centre. This home will appeal to small families seeking practical accommodation in an established residential area, and viewing is recommended to appreciate the location and layout. JH 19/02/2026 EPC=D







#### Approach

The property is approached via a block paved driveway with gated access to the side and a double glazed obscure door leading into the entrance hall/front reception room.

#### Entrance hall/front reception room 8'6" x 11'5" (2.6 x 3.5)

This area has a double glazed bow window to the front, a central heating radiator, a door to the front reception room/study, and a door to the inner hall.

#### Study/front reception room 15'8" x 7'2" min 7'10" max (4.8 x 2.2 min 2.4 max)

This room has a double glazed bow window to the front, a central heating radiator, a fuse box mounted on the wall, and a cupboard housing the boiler and gas meter.

#### Inner hall

The inner hall has stairs rising to the first floor and doors to a storage cupboard and the downstairs w.c. The storage cupboard has a central heating radiator. The w.c. has a wash hand basin with mixer tap and a low level flush w.c. A further door leads to the rear reception room.

#### Rear reception room 16'0" x 11'5" (4.9 x 3.5)

The rear reception room has two central heating radiators, a door to the kitchen, and double opening double glazed doors to the conservatory.











#### Conservatory 10'5" x 8'10" (3.2 x 2.7)

The conservatory has a double glazed door to the side and double glazed windows around.

#### Kitchen 7'10" x 16'0" (2.4 x 4.9)

The kitchen has double glazed windows to the rear and side and a double glazed door to the side. It is fitted with wood wall and base units with square edge work surfaces and splashback tiling. There is a one and a half bowl sink with mixer tap and drainer, a gas hob with extractor over, an integrated oven and grill, an integrated full height fridge, an integrated full height freezer, an integrated half height fridge, space for a washing machine, space for a dishwasher, and space for a tumble dryer.

#### First floor landing

The landing has loft access with a boarded loft and steps, and doors leading to three bedrooms and the family shower room.

#### Bedroom one 13'1" x 11'1" (4.0 x 3.4)

This room has a double glazed window to the rear,

a central heating radiator, and fitted wardrobes and drawers.

#### Bedroom two 18'0" x 8'2" (5.5 x 2.5)

This room has a double glazed window to the front, a central heating radiator, and a built-in storage cupboard.

#### Bedroom three 8'2" x 11'5" (2.5 x 3.5)

This room has a double glazed window to the front, a central heating radiator, fitted wardrobes, and a fitted cupboard.

#### Shower room

The shower room has a double glazed obscure window to the rear, a central heating radiator, a bath, a vanity style wash hand basin with mixer tap, a low level flush WC, and a shower with monsoon head over.

#### Garden

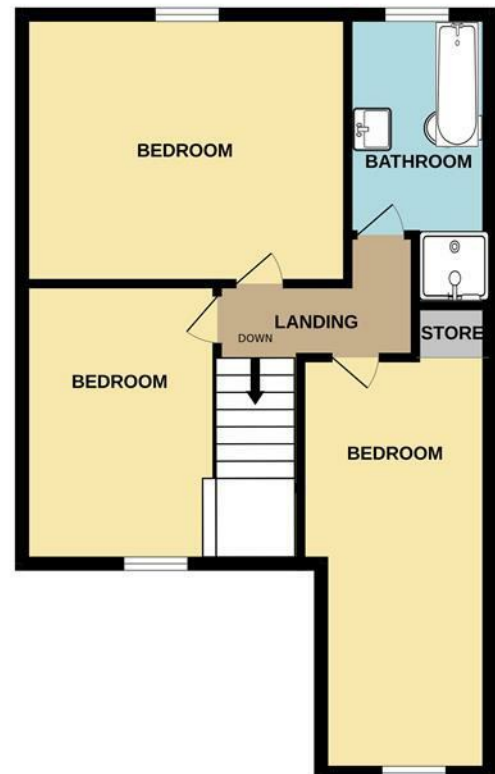
The garden is arranged over two tiers with a block paved patio and lawn. There are raised beds with shrubs and a shed.



GROUND FLOOR



1ST FLOOR



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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### 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 C

### 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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