

# Grove.

FIND YOUR HOME



52 Maple Road  
Halesowen,  
West Midlands  
B62 8JR

Offers In The Region Of £200,000





Situated on Maple Road in Halesowen, this property presents an excellent opportunity for buyers seeking a home with significant potential to add value. Occupying a generous plot to the side and rear, the property benefits from a second floor room offering exciting potential for conversion into an additional bedroom, subject to the usual planning permissions. Requiring modernisation throughout, this home is ideally suited to those looking for a rewarding renovation project.

The location is particularly attractive, enjoying close proximity to local shops and amenities while remaining peacefully set back from the hustle and bustle making it an appealing choice for families and those looking to settle in the area.

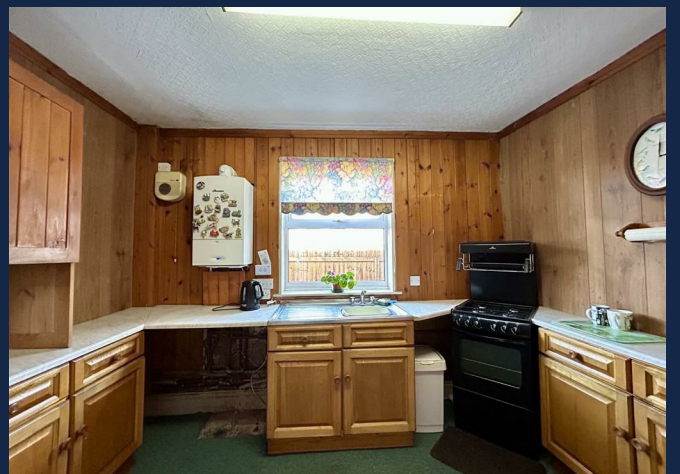
The accommodation comprises a walled frontage with access via an enclosed porch. A garage is positioned to the side of the property and provides ample off road parking for multiple vehicles. Internally, there are two well proportioned reception rooms, separated by an inner hall with access to the cellar. A further hallway leads to the kitchen and wet room. To the first floor are two bedrooms, along with a staircase leading to the loft room, currently used as a study and offering further potential. Externally, the rear garden is a blank canvas, ready to be transformed to suit the new owner's vision.

With spacious living accommodation, ample parking, and a desirable location, this property is sure to attract interest from a wide range of buyers. JH 19/01/2026 V1 EPC=D













#### Approach

Via a walled frontage with access through double glazed double opening doors into an enclosed porch. The porch features stained-glass windows and a double glazed obscure stained glass door leading into the front reception room.

Front reception room 13'9" max 11'1" min x 11'9" min 12'5" max (4.2 max 3.4 min x 3.6 min 3.8 max )

With a double glazed bay window to the front, decorative ceiling coving, central heating radiator, and a feature Victorian style fireplace with surround. Door to the inner hall.

#### Inner hall

Providing access to the rear reception room and cellar

#### Cellar

Housing the fuse box and meters, with additional storage space.

Rear reception room 13'5" x 12'5" max 11'9" min (4.1 x 3.8 max 3.6 min )

Featuring a double glazed window to the rear, central heating radiator, decorative ceiling coving, dado rails, and a feature fireplace. Door to the rear porch/inner hall.

#### Rear porch

With fitted storage and a double glazed door opening onto the rear garden. Door to the kitchen.



#### Kitchen 10'9" x 9'6" (3.3 x 2.9 )

With a double glazed window to the side, central heating radiator, decorative ceiling coving, and wood effect panelling. Fitted with wall and base units and roll top work surfaces, single bowl sink with mixer tap and drainer, space for washing machine, fridge freezer, and oven. Door to the wet room.

#### Wet room

With double glazed obscured windows to the rear and side, central heating radiator, w.c., wash hand basin, and electric shower.

#### First floor landing

Doors to two bedrooms and staircase to the second-floor study/loft room.

#### Bedroom one 11'9" min 12'5" max x 11'1" (3.6 min 3.8 max x 3.4)

With two double glazed windows to the front, central heating radiator, and feature fireplace with surround.

#### Bedroom two 10'5" x 12'5" max 11'9" min (3.2 x 3.8 max 3.6 min)

With a double glazed window to the rear, central heating radiator, and feature fireplace with surround.

#### Second floor study/loft room 12'5" x 10'9" (3.8 x 3.3)

With a double glazed window to the side and eaves storage.

#### Garden

A slabbed rear garden with planted beds, shed, and double door access to the garage.

#### Garage 30'2" x 7'10" (9.2 x 2.4)

With double opening doors to the front and rear and power

#### 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 your offer until these checks have been carried out.

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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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