

# Grove.

FIND YOUR HOME



The Firs Mucklow Hill  
Halesowen,  
West Midlands  
B62 8NT

Offers In The Region Of £425,000

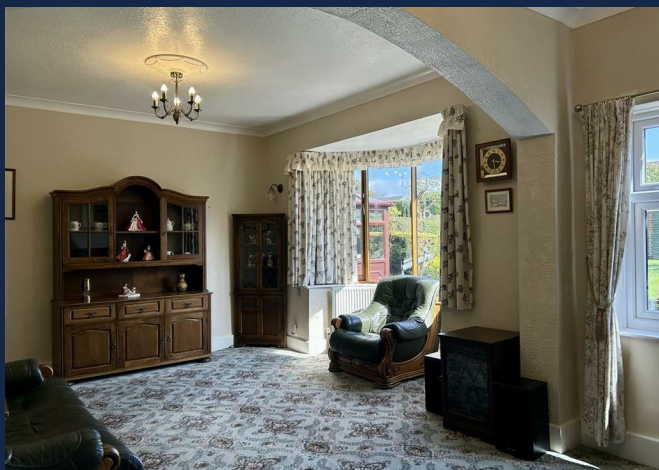


Nestled in the charming area of Mucklow Hill, Halesowen, this detached bungalow is brimming with character and potential, boasting features such as high ceilings and distinctive architectural details. The location is particularly desirable, offering a prestigious setting while remaining conveniently close to local amenities in Halesowen and Quinton, with excellent bus links just outside to Birmingham City Centre, Halesowen, Merry Hill and Russells Hall Hospital and easy access to the picturesque Leasowes Park. It's an ideal choice for those seeking both tranquillity and connectivity.

The property itself benefits from a driveway and a generous front lawn, with access via both the garage and a welcoming entrance porch. At its heart lies a T-shaped entrance hall, rich in character with a porthole-style window into the lounge and an elegant feature archway. The open-plan kitchen diner provides a spacious and sociable environment, flowing seamlessly into a conservatory that overlooks the well-maintained rear garden. Two well-proportioned bedrooms are complemented by a thoughtfully appointed shower room.

With its inviting living spaces, charming features, and ample parking, this is a home that truly warrants closer inspection. JH 29/04/2026 V1 EPC=D







#### Approach

Via tarmacadam driveway with access into the garage and front door into the porch, front lawn bordered by fir trees and hedgerow.

#### Porch

Double glazed front door into the entrance porch with double glazed windows to surround, obscured door into entrance hall.

#### Entrance hall

Central heating radiator, feature arch into main hallway with port hole window into the lounge, loft access, storage cupboard, doors into two bedrooms, shower room, open plan kitchen diner and lounge, coving to ceiling and ceiling rose.

#### Lounge 20'11" x 11'9" (6.4 x 3.6)

Bay window to rear, double glazed window to rear, two central heating radiators, port hole window into hall, feature fireplace.

#### Open plan kitchen diner 17'0" x 13'9" min 15'5" max (5.2 x 4.2 min 4.7 max)

Double glazed window to rear, double glazed sliding door into conservatory, loft access, central heating radiator, matching wall and base units with roll top surface over, splashback tiling to walls, sink with mixer tap and drainer, oven, hob, extractor, space for washing machine, central heating boiler, double opening doors to pantry/storage cupboard, internal access into the garage and w.c.











#### Garage 16'0" x 11'5" (4.9 x 3.5)

Double opening garage doors, power, gas meter, internal door to w.c.

#### Separate w.c.

With wash hand basin and w.c.

#### Shower room

Double glazed obscured window to the side, vertical central heating towel rail, low level flush w.c., vanity style wash hand basin with mixer tap, level access walk in shower.

#### Bedroom one 11'9" x 10'9" (3.6 x 3.3)

Double glazed bay window to front, central heating radiator, coving to ceiling.

#### Bedroom two 11'9" x 10'9" (3.6 x 3.3)

Bay window to front, central heating radiator, coving to ceiling, fitted wardrobes.

#### Conservatory 13'5" x 9'2" (4.1 x 2.8)

Double glazed French doors to the side with double glazed windows to surround with the side windows being obscured.

#### Garden

Slabbed patio with raised beds and path to the side passage gate, a raised lawn with shed.

#### 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.

GROUND FLOOR



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