

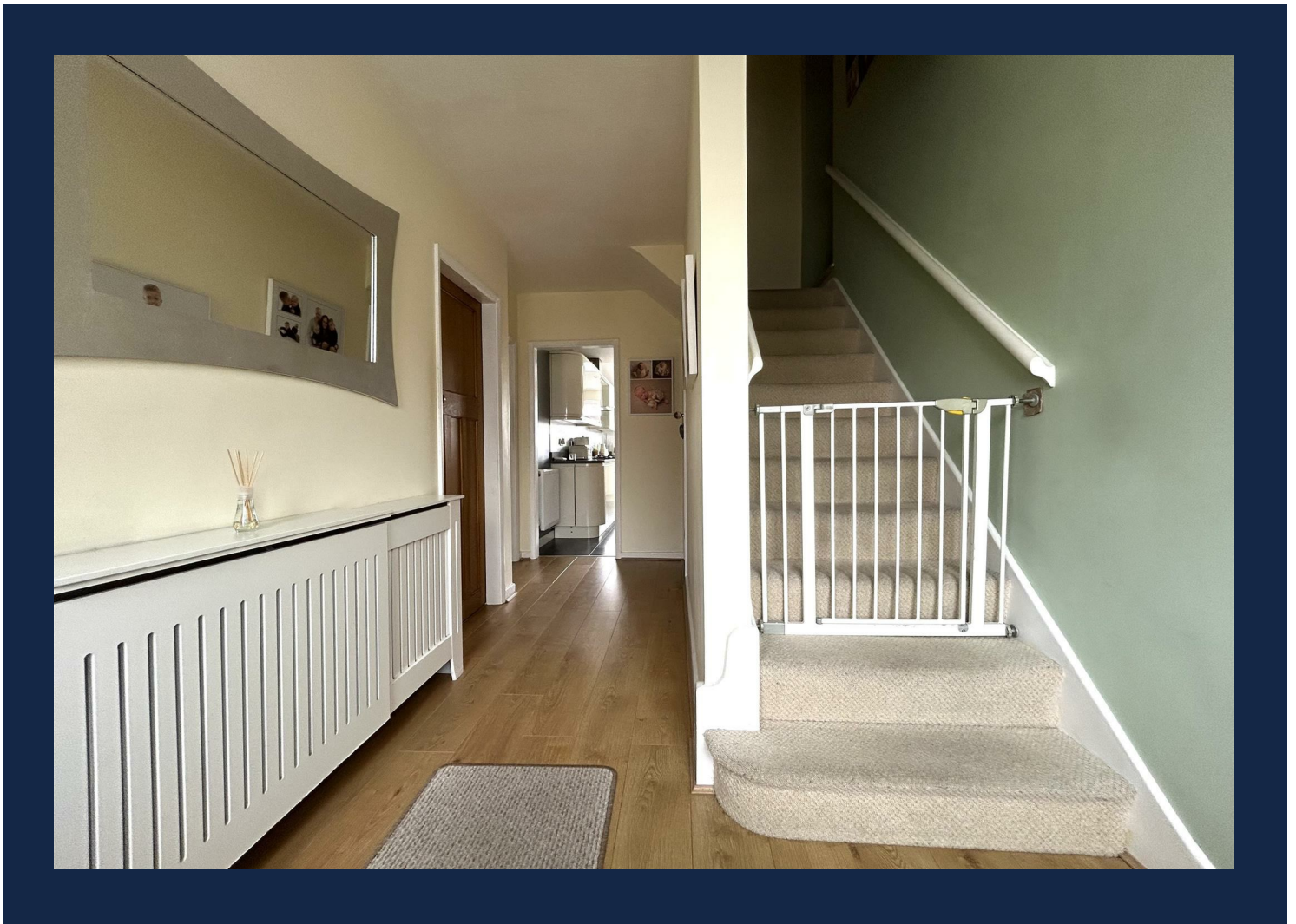
# Grove.

FIND YOUR HOME



80 Carol Crescent  
Halesowen,  
West Midlands  
B63 3RP

Offers In The Region Of £425,000



An exceptional and beautifully presented five bedroom semi detached family home, thoughtfully extended to a high standard and offering spacious, modern living throughout. Situated in a sought after area of Halesowen, this impressive property is perfectly suited to contemporary family life.

The home boasts a versatile layout, including a luxurious ground floor fifth bedroom complete with its own modern shower room, ideal for guests or multi generational living. Upstairs, four generously sized bedrooms are complemented by a modern family bathroom, all finished with a high quality, contemporary feel.

Externally, the property continues to impress with a large, private rear garden, perfect for both relaxing and entertaining, featuring a superb bar/shed area for social gatherings. To the front, ample off road parking provides space for multiple vehicles.

Ideally located close to highly regarded schools and a wide range of local amenities, this outstanding home seamlessly combines modern design, comfort, and practicality. JE V1 16/04/2026 EPC=C







#### Approach

Via tarmacadam driveway with stone chipping border, plant beds and mature shrubs, double glazed sliding door into porch.

#### Porch

Panelled door with obscured glazed inserts to entrance hall.

#### Entrance hall

Stairs to first floor, central heating radiator with decorative cover, doors to reception rooms one and two, kitchen diner, store cupboard and fifth bedroom.

#### Downstairs bedroom/fifth bedroom 17'0" x 7'2" (5.2 x 2.2)

Double glazed window to front, central heating radiator, door to en-suite.

#### En-suite

Double glazed obscured window to rear, tiled walls, pedestal wash hand basin, low level flush w.c., shower cubicle, vertical towel radiator.

#### Reception room one 10'9" min 12'9" max x 12'1" max 11'1" min (3.3 min 3.9 max x 3.7 max 3.4 min)

Double glazed window to front, coving to ceiling, central heating radiator, feature electric fire with surround.

#### Reception room two 21'7" x 11'5" max 10'2" min (6.6 x 3.5 max 3.1 min)

Double glazed patio door to rear, two sky lights, spot lights to ceiling, central heating radiator.











**Kitchen diner 17'8" x 11'5" (5.4 x 3.5)**

Double glazed door to rear, double glazed window to rear, two double glazed sky lights, central heating radiator, high gloss wall and base units with work surfaces over and breakfast bar, splashbacks, five ring Range Master style cooker, stainless steel extractor fan, two integrated fridge and freezers, dishwasher, space for washing machine and dryer, one and a half bowl sink with drainer and mixer tap, cupboard housing central heating boiler.

**First floor landing**

Split staircase, access to loft with ladders, doors to four bedrooms and bathroom.

**Bedroom one 11'9" x 11'1" including fitted wardrobes (3.6 x 3.4 including fitted wardrobes)**

Double glazed window to rear, central heating radiator, fitted wardrobes.

**Bedroom two 10'9" x 12'5" max 11'1" min (3.3 x 3.8 max 3.4 min)**

Double glazed window to front, central heating radiator.

**Bedroom three 8'2" max 3'7" min x 15'5" max 7'2" min (2.5 max 1.1 min x 4.7 max 2.2 min)**

Two double glazed windows to front, central heating radiator.

**Bedroom four 12'1" x 7'2" max 3'7" min (3.7 x 2.2 max 1.1 min)**

Double glazed window to rear, central heating radiator.

**Family bathroom**

Two double glazed obscured windows to rear, tiled walls, vertical stainless steel central heating radiator, free standing bath with mixer tap over and shower head, low level flush w.c., wash hand basin vanity unit with mixer tap over and storage above, shower cubicle.

**Rear garden**

Decking area with wooden balustrades, steps leading down to lawn with plant bed borders housing mature plants and shrubs, further decking area to the rear with shed and bar, storage space to the side, water tap, storage beneath the decking.





Bar 13'5" x 9'6" (4.1 x 2.9)

Two double glazed windows to rear, two double glazed windows to front, double opening doors, lighting and electrics.

#### 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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