

Grove.

FIND YOUR HOME



285 Stourbridge Road
Halesowen,
West Midlands
B63 3QU

Offers Over £325,000

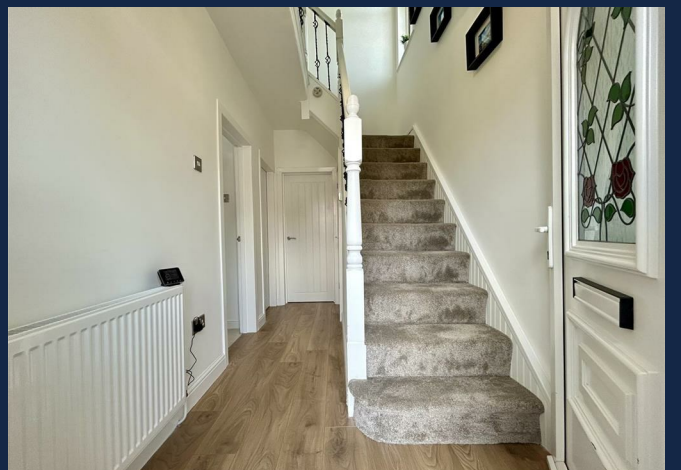


Situated on the popular Stourbridge Road in Halesowen this delightful semi detached home presents an excellent opportunity for families and professionals alike. Set within a well established residential area the property is conveniently located close to the shops and amenities of Stourbridge Road and Halesowen Town, well regarded primary Schools, Huntingtree park and excellent transport links.

The property benefits from a tarmacadam driveway to the front, complemented by attractive raised rockery beds and gated side access to the rear garden. Internally a welcoming entrance hall provides stairs rising to the first floor and access to the front reception room, ideal as a cosy lounge or snug, spacious open plan kitchen and living area featuring a central island and French doors opening onto the rear garden and a versatile study. The study also provides access to the convenient downstairs w.c. Upstairs the property offers three well proportioned bedrooms and a modern family bathroom. Outside the rear garden provides a characterful outdoor space with plenty of potential to create your own private retreat, whether for entertaining, relaxing or family enjoyment.

Offering spacious and versatile accommodation in a sought after location, this freehold home is ideal for growing families, first time buyers and professionals looking to enjoy everything Halesowen has to offer. JH 30/07/2026 EPC=D







Approach

Via a tarmacadam driveway with block paved borders, raised rockery beds housing a variety of shrubs, side access to garden, slabbed steps up to double glazed obscured front door into the entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, doors into under stairs storage cupboard with double glazed obscured window, central heating boiler, fuse box, electric meter and gas meter. Further doors to front reception room, study and second reception room.

Front reception room 13'5" max 10'9" min x 10'9" max 9'10" min (4.1 max 3.3 min x 3.3 max 3.0 min)

Double glazed bay window to front, central heating radiator, inset ceiling spotlights, open brick fireplace with log burner.

Study 7'10" x 6'2" (2.4 x 1.9)

Central heating radiator, door into the downstairs w.c.

Downstairs w.c.

Double glazed obscured window to side, low level flush w.c., vanity style wash hand basin with mixer tap.

Second reception room 9'10" max 8'6" min x 11'1" (3.0 max 2.6 min x 3.4)

Central heating radiator, entrance into open plan kitchen.











Kitchen 17'8" min 18'8" max x 10'9" (5.4 min 5.7 max x 3.3)

Double glazed French doors to rear garden, three double glazed windows facing the garden, double glazed skylight, central heating radiator, wall and base units with square top surface over, one and a half bowl basin sink with mixer tap and drainer, integrated dishwasher, space for washing machine and Range style oven.

First floor landing

Double glazed obscured stained glass window to side, loft access and doors into three bedrooms and bathroom.

Bedroom one 13'9" into bay 10'9" min x 9'10" max 8'10" min (4.2 into bay 3.3 min x 3.0 max 2.7 min)

Double glazed bay window to front, central heating radiator.

Bedroom two 9'10" max 8'6" min x 11'1" (3.0 max 2.6 min x 3.4)

Window to rear, central heating radiator.

Bedroom three 6'10" x 7'2" (2.1 x 2.2)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to rear, vertical central heating radiator, bath with mixer tap, low level flush w.c., vanity style wash hand basin with mixer tap and shower cubicle.

Rear garden

Slabbed path and a variety of plants and shrubs, slabbed patio to the rear with two sheds and greenhouse.

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



GROUND FLOOR



1ST FLOOR



291 STOURBRIDGE ROAD, HALESOWEN, B63 3QT

While every attempt has been made to ensure the accuracy of the description 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.
Made with Hectagix 1/2018

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.

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.