

Grove.

FIND YOUR HOME



2B Bournes Hill
Hasbury, Halesowen,
West Midlands
B63 4DX

Offers In The Region Of £300,000

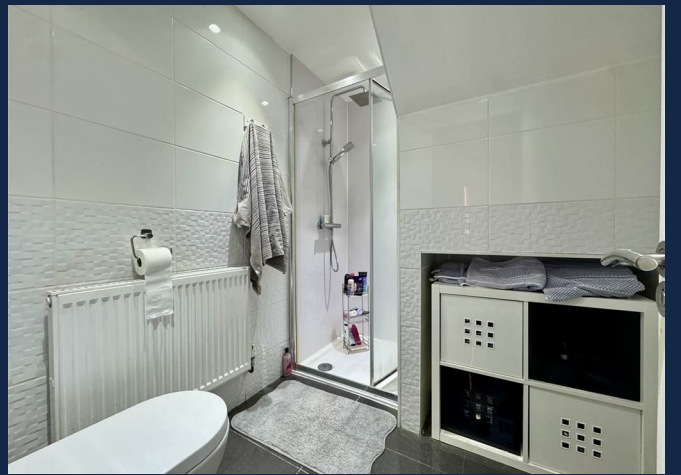


Situated on Bournes Hill, Halesowen this delightful semi detached home presents an excellent opportunity for first time buyers and growing families alike. Offering generous accommodation and occupying a convenient location within easy reach of Huntingtree Park and well regarded local schools, the property combines comfortable living with everyday convenience.

The property benefits from a driveway to the front and is accessed via an entrance hall from here doors lead to the modern kitchen diner, a spacious L shaped lounge with stairs rising to the first floor and a cloakroom with access to the downstairs shower room. To the rear of the property is a particularly spacious conservatory providing an excellent additional reception space overlooking the garden. Upstairs there are three well proportioned bedrooms and a family bathroom. The rear garden has been thoughtfully landscaped to provide a low maintenance outdoor space, featuring a decked seating area, a paved patio, artificial lawn and raised planting beds.

Occupying a sought after location and offering versatile accommodation, this attractive home is ideally suited to first time buyers, families, and those looking to enjoy everything Halesowen has to offer. JH 06/08/2026 JH 6/8/26 V1 EPC=B







Approach

Via a tarmacadam driveway with block paved borders, side gated access to garden and side door into the entrance hall.

Entrance hall

Vertical central heating radiator, doors into kitchen diner, lounge and cloakroom/storage which has a door into the downstairs shower room.

Shower room

Low level flush w.c., central heating radiator, shower with monsoon head over, wash hand basin with mixer tap.

Kitchen diner 15'5" x 12'1" max 8'10" min (4.7 x 3.7 max 2.7 min)

Two double glazed windows to front, central heating radiator, central heating boiler, gloss wall and base units with square top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, integrated grill and oven, integrated induction hob, extractor, integrated fridge freezer, space for dishwasher, washing machine and tumble dryer.

Lounge

Double glazed window to side, double glazed patio door into conservatory, central heating radiator, stairs to first floor accommodation, electric feature fireplace with surround.



Conservatory 12'1" x 7'10" (3.7 x 2.4)

Double glazed windows to surround, with side obscured windows, double glazed patio door to the side to rear garden, vertical central heating radiator.

First floor landing

Loft access, doors into three bedrooms and family bathroom.

Bedroom one 9'2" x 13'9" (2.8 x 4.2)

Double glazed window to rear, central heating radiator.

Bedroom two 12'9" x 8'2" (3.9 x 2.5)

Double glazed window to front, central heating radiator.

Bedroom three 12'1" x 7'2" (3.7 x 2.2)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed window to side, vertical central heating radiator, vanity set with low level flush w.c., wash hand basin with mixer tap, bath with mixer tap.

Rear garden

Slabbed path and patio area to the side, astro turf with raised beds housing a variety of shrubs and a decked area.

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 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.

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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