

# Grove.

FIND YOUR HOME



1 Richmond Street  
Halesowen,  
West Midlands  
B63 4BA

Offers Over £230,000

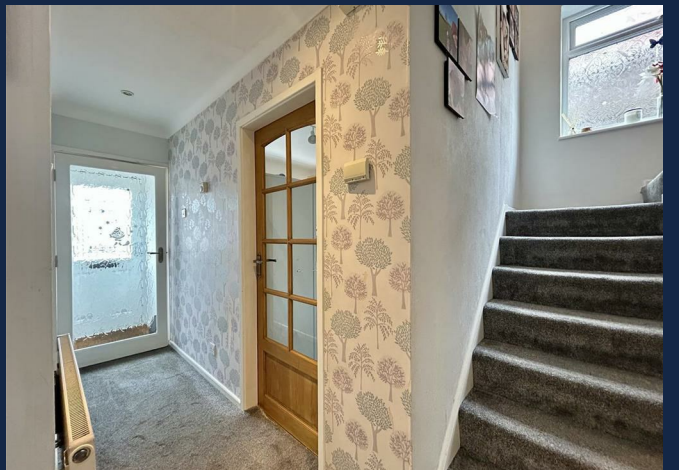


Situated on Richmond Street in Halesowen, this semi-detached home presents an excellent opportunity for first-time buyers. Ideally located within walking distance of Halesowen town centre and Stourbridge Road, the property benefits from a wide range of local amenities. Windsor High School is conveniently positioned on the same road, while excellent motorway and bus links provide easy access to surrounding areas.

The property itself features a driveway to the front, with steps leading to the entrance and gated side access to the rear garden. The ground floor comprises an entrance hall, a fitted kitchen and two reception rooms, offering flexible living space. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the rear garden is tiered and designed for low maintenance, with a combination of patio areas and stone chippings.

In summary, this semi-detached property on Richmond Street offers a fantastic opportunity to create a comfortable and welcoming home. With generous living space, practical features, and a convenient location, it is a property that deserves early viewing. JH 1/07/2026 V2







#### Approach

Via a block paved frontage and driveway with slabbed steps to raised frontage. Double glazed obscured door into entrance porch.

#### Porch

Obscured door to entrance hall.

#### Entrance hall

Central heating radiator, decorative ceiling coving, stairs to first floor accommodation, door way to front reception room and door to kitchen and rear reception room.

#### Kitchen 12'5" x 6'10" (3.8 x 2.1)

Double glazed window to front, matching wall and base units with square top surface over and splashback tiling to walls, sink with mixer tap and drainer, space for washing machine, integrated oven, space for fridge freezer, fitted storage.

#### Front reception room 7'6" x 14'9" (2.3 x 4.5)

Double glazed window to front, two central heating radiators, coving to ceiling, built in cupboard.

#### Rear reception room 18'8" x 8'6" min 11'9" max (5.7 x 2.6 min 3.6 max)

Double glazed sliding patio door to rear, double glazed window to rear, two central heating radiators, coving to ceiling, door to built in storage.





#### First floor landing

Double glazed obscured window to side, loft access, doors to airing cupboard, bedrooms and family bathroom.

#### Bathroom

Double glazed obscured window to front, central heating radiator, w.c., bath with electric shower over, pedestal wash hand basin.

#### Bedroom one 9'10" x 12'9" (3.0 x 3.9)

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

#### Bedroom two 8'10" x 11'9" (2.7 x 3.6)

Double glazed window to rear, central heating radiator, coving to ceiling.

#### Bedroom three 8'6" x 9'2" (2.6 x 2.8)

Double glazed window to rear, central heating radiator, coving to ceiling.

#### Rear garden

The garden is tiered with slabbed patio with stone

chippings, steps up to all tiers with raised beds with a variety of shrubs and plants.

#### 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.

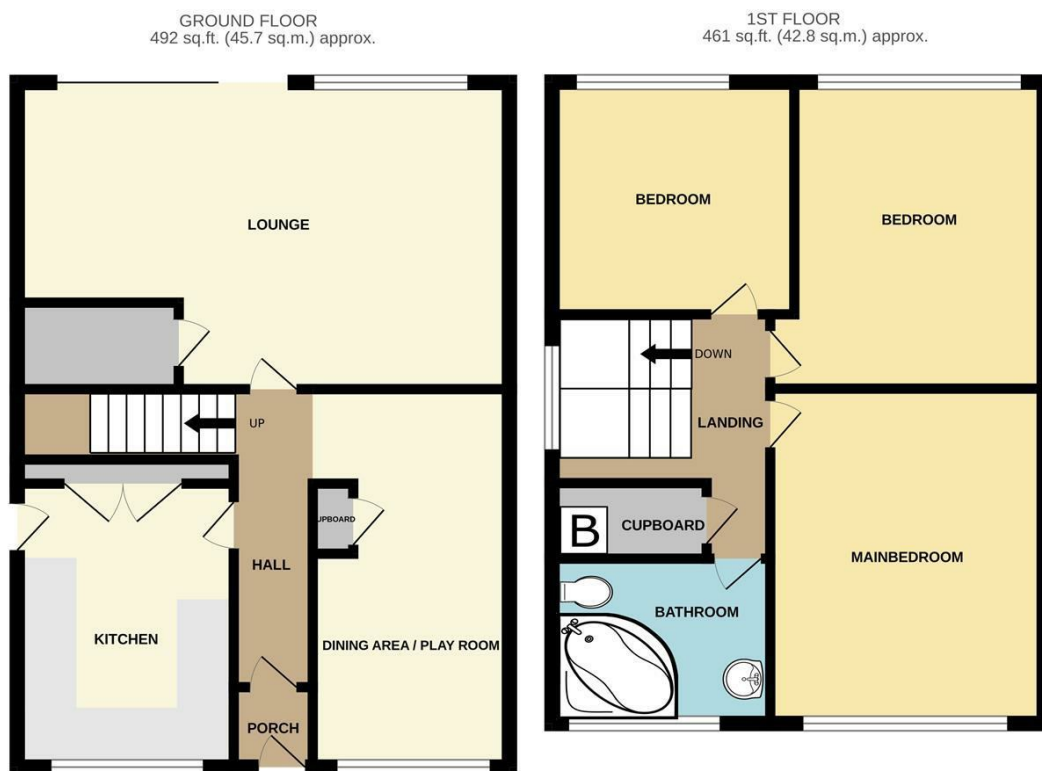
#### Referral Fees

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.



TOTAL FLOOR AREA: 952 sq.ft. (88.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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