

# Grove.

FIND YOUR HOME



13 Foxlea Road  
Hasbury, Halesowen,  
West Midlands  
B63 1DX

Offers In Excess Of £400,000



Situated in the sought after Hayley Green area of Halesowen, this well-presented semi-detached home enjoys a prime location close to highly regarded schools, excellent transport links, Halesowen Town Centre and Huntingtree Park.

Offering modern open plan family living, the accommodation briefly comprises a driveway providing off road parking and a welcoming entrance hall opening into the spacious lounge/dining room, featuring bi-fold style doors to the rear garden. The fitted kitchen benefits from integrated appliances and provides access to the utility room, WC and garage store, as well as a separate front entrance. Upstairs, there are three well-proportioned bedrooms and a family bathroom. The rear garden is arranged over two tiers, with a patio seating area and an upper level featuring mature shrubs and a garden shed.

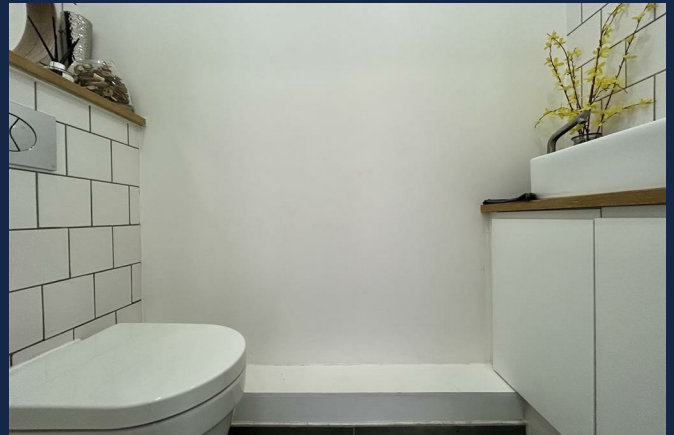
An ideal choice for families, first-time buyers or investors, this attractive home offers a fantastic combination of space, convenience and a desirable location. JH 14.07.2026











#### Approach

Via stone chipping driveway with raised brick sides and door leading to;

#### Entrance Hall

Central heating radiator, entrance into through reception room.

Reception room 29'6" x 15'1" max 13'9" min (9.0 x 4.6 max 4.2 min)

Double glazed window to front, double glazed bifold doors to the rear, three vertical central heating modern styled radiators, stairs leading to first floor and door way leading into;

Kitchen 12'9" x 12'9" (3.9 x 3.9)

Double glazed bifold styled doors to the rear, vertical central heating modern styled radiator, high gloss base units with a gloss surface over and splash backs to match, additional splash back tiling to walls, integrated wine cooler, integrated dishwasher, integrated fridge/freezer, integrated dual oven, integrated microwave with heating door, hob with extractor over, passage way which has a double glazed obscured door to the front and door way leading to;

Utility 6'2" x 5'6" (1.9 x 1.7)

Doors leading to garage store and downstairs w.c., wall units and then worksurface over space for washing machine and tumble dryer,











#### Downstairs W.C.

Low level w.c. wash hand basin with mixer tap.

#### Bedroom one 10'5" x 15'1" (3.2 x 4.6)

Double glazed window to rear and central heating radiator.

#### Bedroom two 12'1" x 14'1" (3.7 x 4.3)

Double glazed window to front, central heating radiator, two sets of double opening doors to built in storage.

#### Bedroom three 7'10" x 10'5" (2.4 x 3.2)

Double glazed window to front, vertical central heating modern style radiator.

#### Garage store 9'2" x 9'2" (2.8 x 2.8)

Double opening garage doors to the front, power and houses the fuse box and boiler.

#### Landing

Loft access with steps and is boarded and built in storage eves cupboard, doors leading to;

#### Bathroom

Double glazed obscured window to the rear, vertical central heating modern style radiator, vanity set including low level flush w.c. and wash hand basin with mixer tap, bath with mixer tap and shower with monsoon head over.

#### Garden

Slabbed patio with stone chipping borders, sleeper and slabbed steps leading up to lawned area which is boarded by sleepers and a variety of scrubs and mature plants. Stone chipping area to the rear with a slabbed path to the shed.

#### Freehold 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 D.



## 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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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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