Grove.

FIND YOUR HOME



97 Blackberry Lane
Halesowen,
West Midlands
B63 4NZ

Offers In The Region Of £500,000

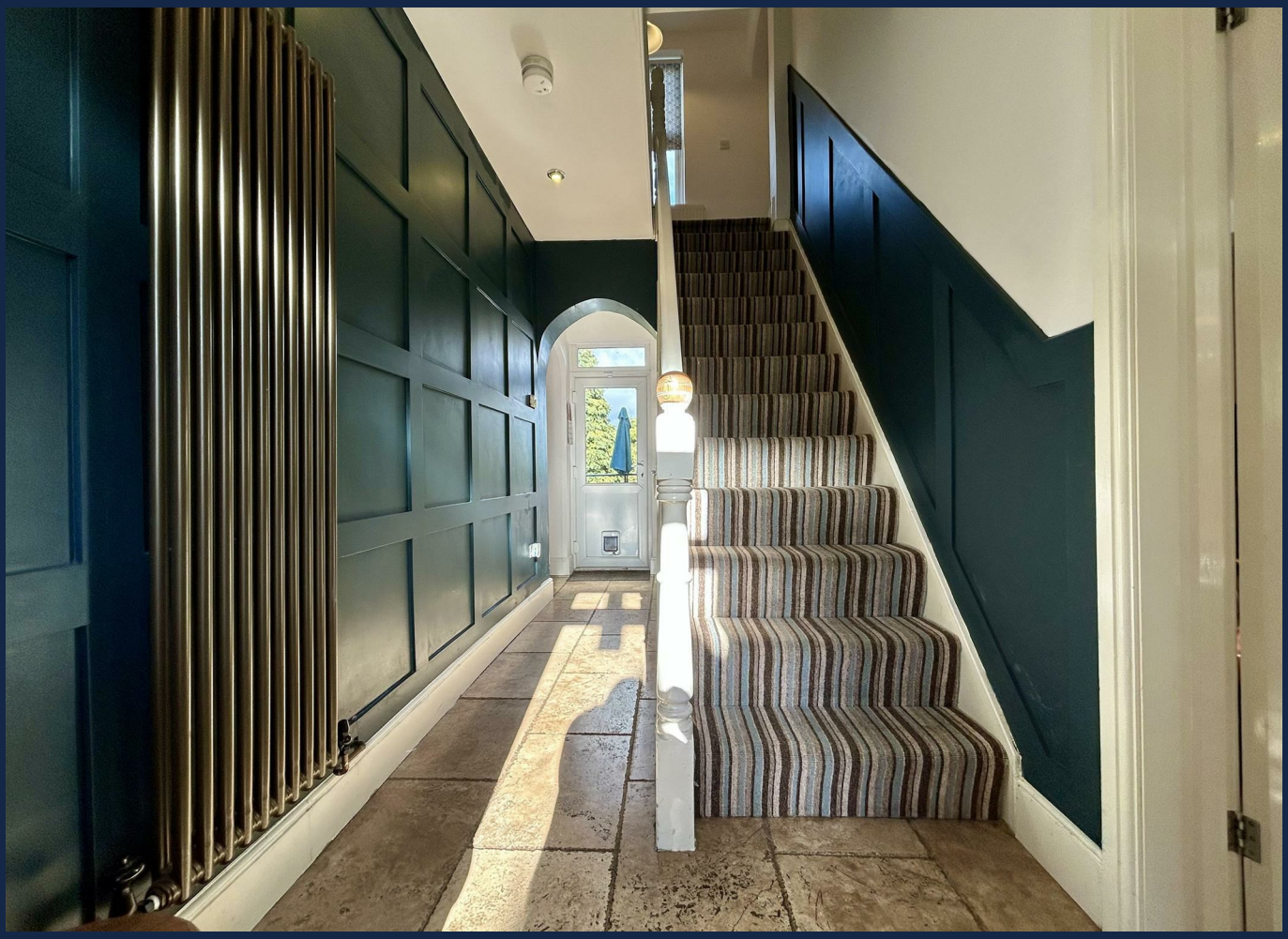


Situated on Blackberry Lane in Halesowen, this delightful detached home boasts a sought after location, generously proportioned accommodation and an impressive in and out driveway. Ideally positioned within easy reach of Halesowen town centre and its range of local amenities, the property also benefits from convenient bus routes and excellent commuter links to Birmingham and beyond.

The property is approached via an in-and-out driveway, providing ample off road parking, alongside a garage and an attractive open wooden porch leading into the home. Internally the welcoming entrance hall benefits from plenty of natural light, enhanced by double opening glazed doors into the reception room, a glazed rear door provides access to the garden and an elegant arched doorway leads to the kitchen.

The kitchen features a modern design with contrasting cabinetry and ample space for a central dining table, creating a practical and sociable space for everyday family life. The spacious lounge is a particular highlight, boasting an attractive log burner set within an exposed brick surround, adding character and warmth to the room. Upstairs, the property offers four well proportioned double bedrooms, making it an ideal choice for families. The principal bedroom further benefits from an en suite shower room, providing added comfort and convenience.

In summary, this attractive detached home on Blackberry Lane presents an excellent opportunity to acquire a spacious and well appointed family property in a desirable Halesowen location. With its generous accommodation, characterful features and convenient access to local amenities and commuter routes, early viewing is highly recommended. JH 13/10/2026 V1 EPC=D




















Approach
Via a walled frontage with a variety of shrubs and trees, block paved in and out driveway, wood framed open porch and front door leading to entrance hall.

Entrance hall
Double opening glass doors into the reception room, vertical central heating radiator, feature arch, under stairs store cupboard, door to downstairs w.c., double glazed door to rear, feature arch into the kitchen.

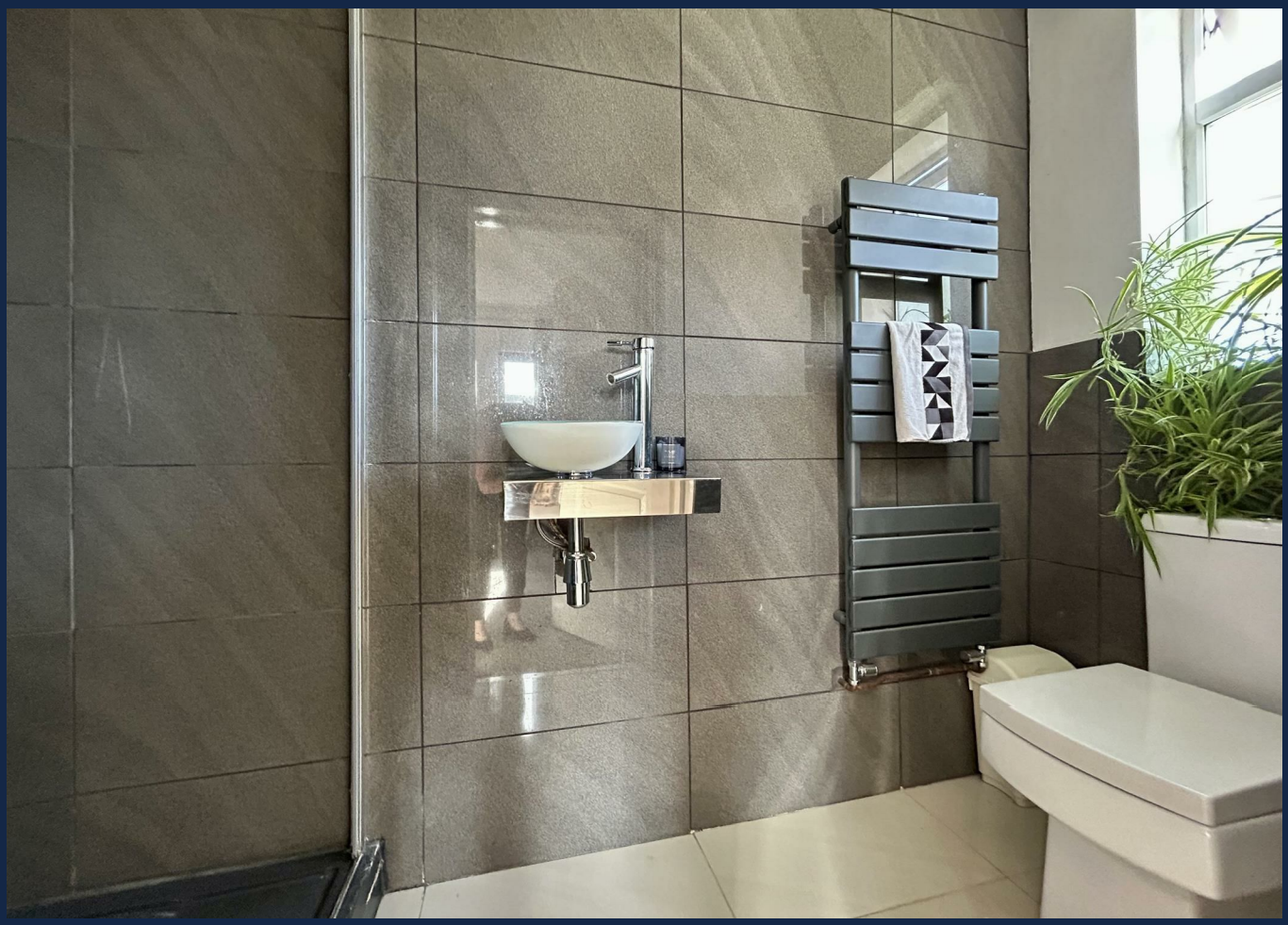
Reception room 12'9" x 26'2" (3.9 x 8.0)
Double glazed bay window to the front, double glazed French doors to the side, two central heating radiators, feature open brick fireplace with log burner.

Downstairs w.c.
Central heating radiator, low level flush w.c., pedestal wash hand basin.

Kitchen 12'9" x 19'8" (3.9 x 6.0)
Double glazed French doors to the rear, double glazed bay window to front, inset ceiling light points, central heating radiator, base units with wood effect surface over, splashbacks to match, additional splashback tiling, five ring hob, oven, butler sink with mixer tap, integrated dishwasher, full length units, space for American style fridge freezer, integrated oven and grill, integrated microwave, central heating boiler.







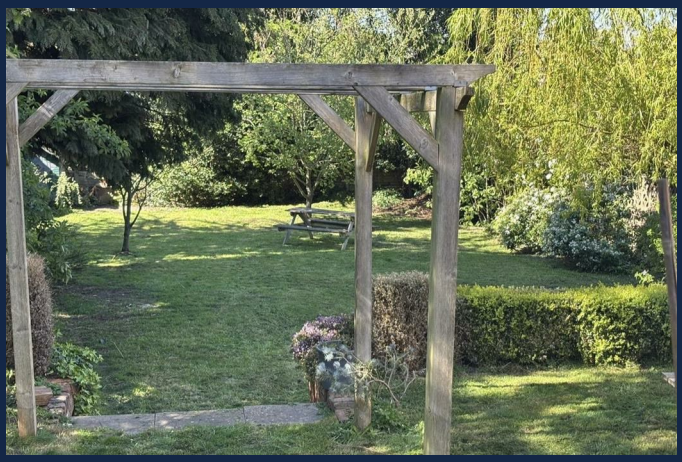
















First floor landing
Double glazed window to rear, central heating radiator, loft access and doors into:

Bathroom
Double glazed obscured window to the front, vertical central heating towel rail, bath with shower over, low level flush w.c., pedestal wash hand basin with mixer tap, half height tiling to walls.

Bedroom one 12'9" x 12'1" (3.9 x 3.7)
Two double glazed windows to front, two central heating radiators, fitted wardrobes, door to en-suite.

En-suite
Double glazed obscured window to side, vertical central heating towel rail, low level flush w.c., wash hand basin with mixer tap, shower with monsoon head over.

Bedroom two 12'1" x 12'9" (3.7 x 3.9)
Two double glazed windows to front, two central heating radiators, fitted wardrobes.

Bedroom three 12'1" x 8'2" (3.7 x 2.5)
Double glazed window to rear, central heating radiator.

Bedroom four 9'2" x 13'1" (2.8 x 4.0)
Double glazed window to the side, central heating radiator, fitted wardrobes.

Brick outhouse
The outhouse is in three sections comprising of two sheds and a utility space.

Utility space 13'9" x 5'2" (4.2 x 1.6)
Double glazed window to rear, double glazed window to side, base units, space for washing machine, one and a half bowl sink with mixer tap and drainer.

Garden
Raised decked patio area, further slabbed patio area and steps down to two lawns being bordered 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 D

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 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.

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