Grove.

FIND YOUR HOME



8 Victoria Street
Halesowen,
West Midlands
B63 3TY

Offers In The Region Of £220,000



Situated on Victoria Street in Halesowen, this well maintained end terrace property benefits from the rare addition of garage parking, a particularly appealing feature for a home of this age and style. The property is ideally located within easy reach of the local amenities along Stourbridge Road and Halesowen town centre, with excellent bus and motorway links providing convenient access to Birmingham, Dudley and other major towns and cities.

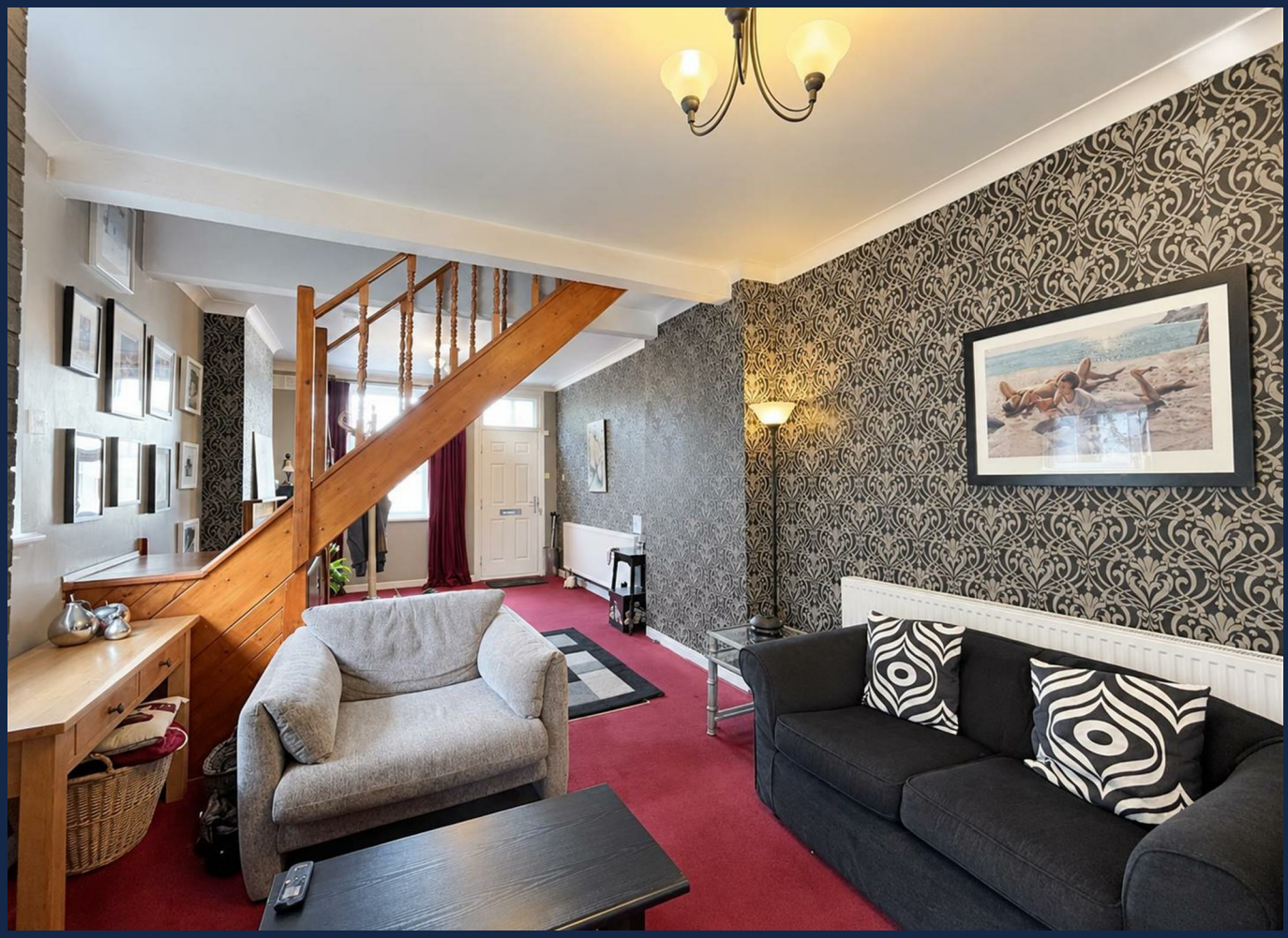
Internally, the property offers a spacious open plan through lounge, featuring characterful fireplaces and a freestanding staircase positioned centrally within the room. The lounge provides access through to the kitchen diner, which is separated by a serving hatch and doorway. The kitchen also provides access to the shower room and rear garden. To the first floor, there are two bedrooms. The master bedroom benefits from an adjoining dressing room, which could also provide potential for use as a third bedroom. Given its current access from the master bedroom, the space would make an ideal nursery or dressing room. Alternatively, a hallway could be created by utilising part of the existing master bedroom, allowing both rooms to have independent access from the landing.

Outside, the rear garden is predominantly laid to lawn and benefits from a brick built store, access to the garage and additional space suitable for a shed.

Whether you are a first time buyer, growing family or simply looking for a well positioned home with excellent potential, this property offers a versatile layout and a range of desirable features. An internal viewing is highly recommended to fully appreciate what this lovely Victoria Street home has to offer. JH 30/09/2026 EPC=D

















Approach
Via front door into through reception room.

Through reception room 27'2" x 11'9" max 11'1" min (8.3 x 3.6 max 3.4 min)
Double glazed window to front, two central heating radiators, double glazed obscured window to side, two feature fireplaces one with open brick surround and the other being solid wood, access into the kitchen diner, stairs to first floor accommodation.

Kitchen diner 11'5" x 16'0" (3.5 x 4.9)
Double glazed window to side, double glazed window to rear, double glazed door to front, access into shower room, wall and base units with square top surface over, splashbacks, sink with mixer tap and drainer, space for an oven, space for half height fridge and freezer, space for washing machine.

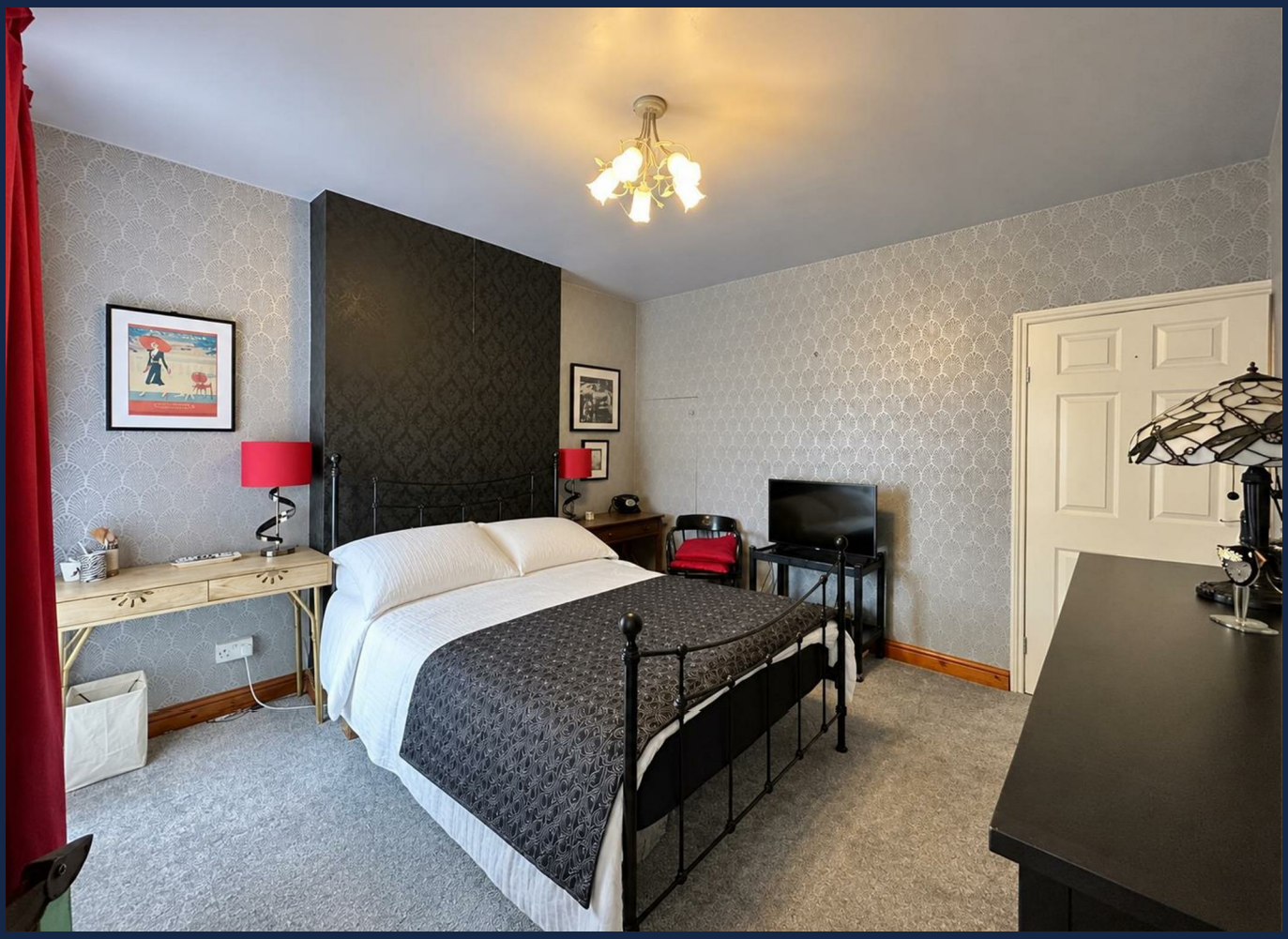
Shower room
Double glazed obscured window to rear with fitted shutters, vertical central heating towel rail, shower, w.c. and pedestal wash hand basin.

First floor landing
Having doors into two bedrooms.

Bedroom one 10'9" min 11'9" max x 11'9" (3.3 min 3.6 max x 3.6)
Double glazed window to rear, central heating radiator, built in storage cupboard, access to dressing room.



















Dressing room 10'9" x 7'6" (3.3 x 2.3)
Double glazed window to side, central heating radiator, fitted wardrobes.

Bedroom two 11'5" x 11'9" max 11'1" min (3.5 x 3.6 max 3.4 min)
Double glazed window to front, central heating radiator and fitted wardrobes.

Rear garden
Giving access into the garage, slabbed patio and lawn and borders with a variety of shrubs and a brick shed.

Garage 14'9" x 8'6" (4.5 x 2.6)
Up and over door, pedestrian door to rear, window to rear.

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

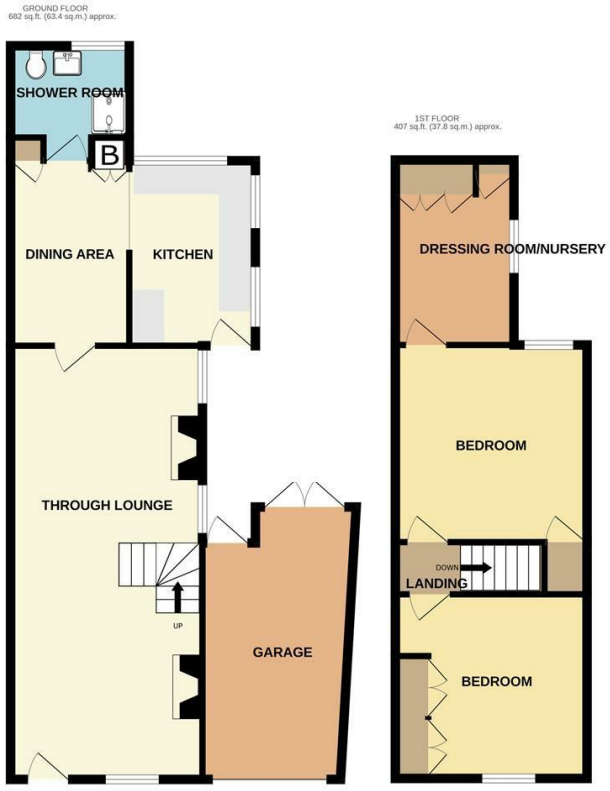
Money Laundering Regulations
In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. All prospective 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 : 1089 sq.ft. (101.2 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.
Made with Metropix ©2026

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.

Grove.
FIND YOUR HOME

Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk