

# Grove.

FIND YOUR HOME



6 Rosemary Road  
Halesowen,  
West Midlands  
B63 1BW

Offers Over £400,000



On Rosemary Road in Halesowen, this modern semi-detached home is an excellent opportunity for families. The property is completely renovated inside, providing move-in-ready-accommodation. Situated in a friendly sought after neighbourhood, this home is close to local amenities, schools, and parks, making it a perfect setting for family life. The surrounding area offers a variety of recreational activities, ensuring that there is always something to do.

The approach includes a driveway and side lawn, with garage access. Inside the property is an entrance hall with access into the open plan living area, lounge and w.c.. The open plan living area offers a modern fitted kitchen with integrated appliances joined to a dining/living area with bifold doors onto the rear garden. The utility provides internal access into the garage, fitted wall and base units and door to the rear garden. Upstairs are three bedrooms and a luxury bathroom with bath and shower. The garden is a blank canvas ready to be personalised.

In summary, this semi-detached house on Rosemary Road is a wonderful opportunity to secure a comfortable and spacious family home in Halesowen. With its appealing features and prime location, it is sure to attract interest from a range of buyers. JH 15/11/2025 V2 EPC=E







#### Approach

Via concrete driveway with side lawn, front door into entrance hall.

#### Entrance hall

Victorian style central heating radiator, stairs to first floor accommodation, door to downstairs w.c. and two reception rooms.

#### Downstairs w.c.

Low level flush w.c., vertical central heating radiator, vanity style wash hand basin with mixer tap, cupboard housing the fuse box and meter.

#### Front reception room 11'9" x 10'5" min 11'9" max (3.6 x 3.2 min 3.6 max)

Double glazed bow window to front with wooden shutters, Victorian style central heating radiator, log burner with open brick wall.

#### Reception room 10'5" min 11'9" max x 13'1" (3.2 min 3.6 max x 4.0)

Double glazed bifold doors to rear, vertical central heating radiator, open plan entrance to kitchen.

#### Kitchen 17'4" x 7'6" (5.3 x 2.3)

Double glazed window to rear, wall and base units, square top surface over, splashbacks to match, integrated dishwasher, ceramic butler sink with mixer tap and drainer, integrated fridge freezer, oak door into utility, hob and extractor.











#### Utility 8'2" x 9'10" (2.5 x 3.0)

Double glazed door to rear, double glazed window to rear, central heating radiator, wall and base units with square top surface over with splashbacks to match, sink with mixer tap and drainer, space for washing machine, space for tumble dryer, double glazed obscured door into garage.

#### Garage 23'3" x 7'10" (7.1 x 2.4)

Bifold door, power and central heating boiler which is connected to a hive system so it remote by phone app.

#### First floor landing

Double glazed window to side, loft access, doors into three bedrooms and family bathroom.

#### Bathroom

Two double glazed obscured windows to rear, complementary marble style tiling to walls, double shower with monsoon head over, low level flush w.c., wash hand basin with mixer tap, free standing bath with mixer tap, vertical central heating towel rail.

#### Bedroom one 13'5" x 11'1" min 11'9" max (4.1 x 3.4 min 3.6 max)

Double glazed window to rear with wooden shutters, panelling to walls, Victorian central heating radiator.

#### Bedroom two 12'1" x 11'9" max 11'1" min (3.7 x 3.6 max 3.4 min)

Double glazed window to front with wooden shutters, Victorian central heating radiator.

#### Bedroom three 7'6" x 7'10" (2.3 x 2.4)

Double glazed window to front with wooden shutters, Victorian central heating radiator, half height panelling to wall.

#### Rear garden

Slabbed patio area, lawn and a variety of shrubs and trees.

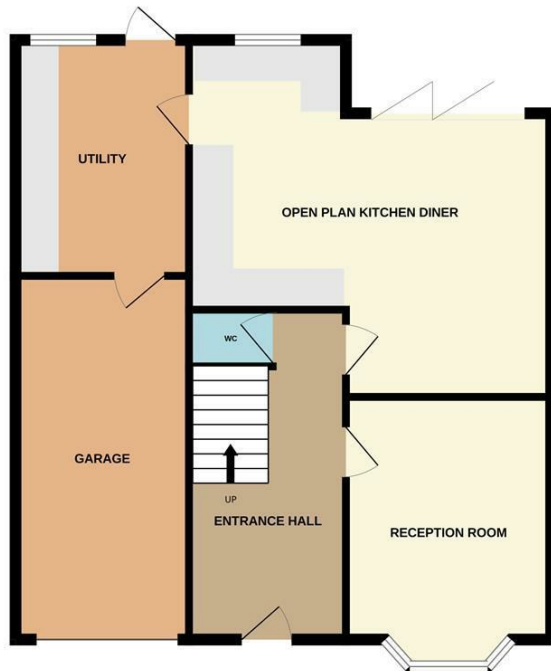
#### Tenure

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.

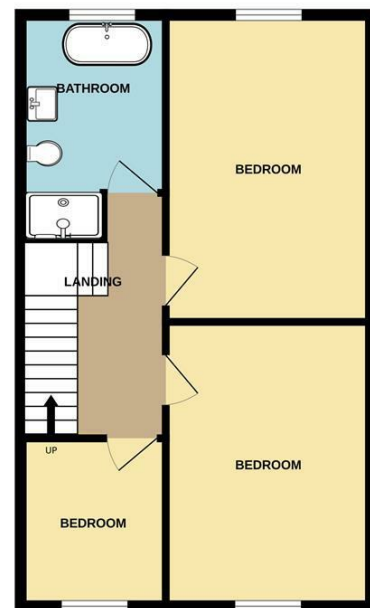




GROUND FLOOR



1ST FLOOR



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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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.

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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.

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