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9 Greenbush Drive
Halesowen,
B63 3TJ

Offers In Excess Of £350,000



Occupying a sought after position on Greenbush Drive, Halesowen this beautifully presented and thoughtfully extended detached bungalow offers an ideal opportunity for those seeking single storey living in a peaceful yet convenient location. Boasting modern interiors, generous off road parking, a detached garage and an attractive private rear garden, this superb home is perfectly suited to downsizers, retirees and buyers looking for comfortable low maintenance living.

Ideally situated the property is within easy reach of Halesowen Town Centre, offering a wide range of shops, supermarkets, cafés and everyday amenities. The popular Haden Hill Park is also nearby providing beautiful open green space for leisurely walks while excellent transport links make commuting to surrounding towns and cities straightforward.

The property is approached via an attractive block paved driveway providing ample off road parking, with double opening gates leading through to the detached garage and rear garden. A side entrance door opens into a welcoming L-shaped hallway which provides access to all principal rooms.

The spacious lounge offers a comfortable living space while the impressive extended principal bedroom benefits from a modern en-suite shower room. A second well proportioned bedroom is served by a stylish family bathroom. The contemporary Shaker style kitchen is fitted with a range of modern units, integrated appliances and a practical breakfast bar creating an ideal space for both everyday living and entertaining. To the rear a generous conservatory enjoys pleasant views over the garden and provides an additional reception area filled with natural light. Outside, the private rear garden has been thoughtfully arranged with a patio seating area, well maintained lawn and productive vegetable patch. The block paved driveway continues through the double gates to the detached garage offering the flexibility of secure gated parking or enclosed garage storage. LS 31/07/26







Approach

Via a block paved driveway with lawn, double opening gates to rear garden and detached garage, double glazed obscured door into entrance hall.

Entrance hall

Double glazed obscured window to side, central heating radiator, loft access, cupboard housing the central heating boiler, airing cupboard housing central heating radiator, doors to two bedrooms and family bathroom.

Lounge 19'0" x 11'5" max 9'6" min (5.8 x 3.5 max 2.9 min)

Double glazed bow window to front, central heating radiator, feature gas fireplace with solid wood surround, door into the kitchen.

Kitchen 11'9" x 9'2" (3.6 x 2.8)

Double glazed window and door into conservatory, central heating radiator, Shaker style wall and base units with under cabinet lighting, square top surface over, splashback tiling to walls, integrated slim line dishwasher, integrated oven, gas hob, extractor, one and a half bowl stainless steel sink with hot tap mixer tap.

Conservatory 10'2" max 8'2" min x 15'5" (3.1 max 2.5 min x 4.7)

Double glazed windows to rear, double glazed windows to the side, double glazed French doors to rear, central heating radiator, glass conservatory roof with solar film over the windows.









Bedroom one 11'1" x 12'9" (3.4 x 3.9)

Double glazed door and two double glazed windows to rear, two central heating radiators, door to a built in storage cupboard, fitted wardrobes and drawers with a dressing area, door to en-suite shower room.

En-suite shower room

Double glazed obscured window to side, vertical central heating towel rail, vanity set with low level flush w.c. and wash hand basin with mixer tap and shower.

Bathroom

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

Bedroom two 8'10" x 7'10" (2.7 x 2.4)

Double glazed window to front, central heating radiator, fitted wardrobes.

Rear garden

Slabbed patio area with pathway through the lawn, feature pond and a variety of shrubs, shed to the rear, vegetable patch and outside tap.

Outhouse

Which is part of the garage and can be accessed via a door front the garden.

Detached garage 8'2" x 17'8" (2.5 x 5.4)

Double opening garage doors to the front, power, double glazed obscured 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 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 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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