

# Grove.

FIND YOUR HOME



54 Bloomfield Street North  
Halesowen,  
West Midlands  
B63 3RF

Offers In The Region Of £195,000



On Bloomfield Street North, this property offers a central Halesowen location, modern decoration and plenty of storage. Residents will benefit from a variety of local amenities, including shops of Stourbridge Road, schools, and parks, all within easy reach. The area is well connected, providing convenient access to public transport links.

The property comprises of a front reception room with charming Victorian style fireplace, modern kitchen with integrated appliances and access into the cellar and utility/conservatory. Upstairs are two bedrooms and a family bathroom. The garden is lawned with patio.

This terraced house on Bloomfield Street North presents an excellent opportunity for those looking to settle in a friendly community. With its appealing features and prime location, it is a property not to be missed. JH 29/01/2026 V1 EPC=D







#### Approach

Straight-up access into the property via a double glazed obscure stained-glass front door, leading directly into the entrance reception room.

Reception Room 10'9" x 10'5" max 9'2" min (3.3m x 3.2m max 2.8m min)

Featuring a double glazed window to the front, central heating radiator, decorative ceiling coving and ceiling roses, and a Victorian-style feature fireplace. A cupboard housing gas and electric meters. A doorway leading into the inner hall.

#### Inner Hall

The inner hall benefits from a modern vertical central-heating radiator, staircase rising to the first floor, and an arched opening into the kitchen.

Kitchen 10'5" x 10'9" (3.2m x 3.3m)

The kitchen is fitted with a range of matching shaker-style wall and base units with a square edge marble effect work surface and tiled splashbacks. Additional features include: single-basin sink with mixer tap and drainer, integrated hob oven and microwave, fridge freezer, dishwasher. There is a window and glass door into the utility/sunroom and access to the cellar

Utility Room/Sunroom 3'11" x 8'6" (1.2m x 2.6m )

A bright space with double-glazed windows surrounding, a double glazed door opening onto the rear garden, and space and plumbing for white goods.





#### First Floor Landing

The landing provides access to two bedrooms and the bathroom.

Master Bedroom 10'5" max 9'6" in x 10'9" (3.2m max 2.9m min x 3.3m )

The principal bedroom features a window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 10'9" x 7'6" (3.3m x 2.3m )

Bedroom two benefits from a double glazed window to the rear, central heating radiator, and a fitted storage cupboard with loft access.

#### Cellar

Steps down and power supply.

#### Rear Garden

The rear garden offers a patio area and lawn, complemented by a garden 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 A

#### 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.

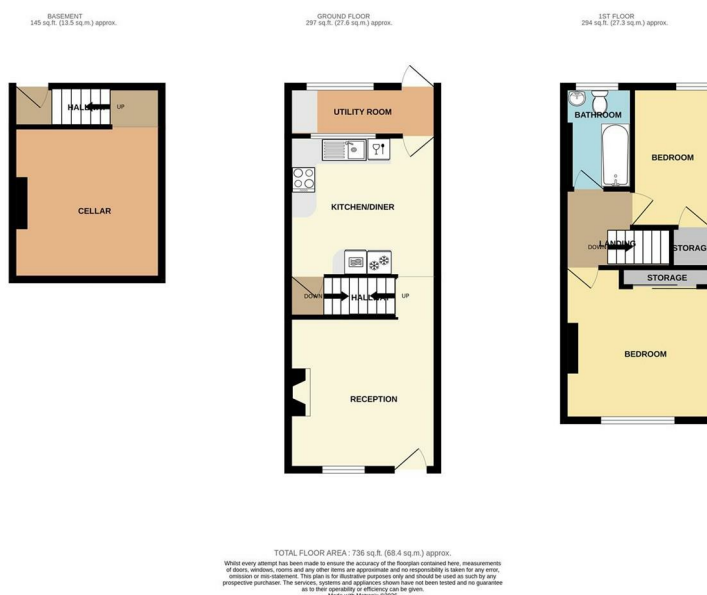
#### Referral Fees

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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