

# Grove.

FIND YOUR HOME



10 Greenhill Road  
Halesowen,  
West Midlands  
B62 8EZ

Offers In The Region Of £299,000



OFFERED FOR SALE WITH NO ONWARD CHAIN! A truly impressive and extended 3 bedroomed semi detached family home. This much loved family home offers the new owners great potential to add their own touch and potentially value to the property. Greenhill Road is a highly sought after location and is well placed for access to popular local schools, an abundance of local shops and amenities, and offers fantastic transport links.

The layout of this property comprises of Entrance Porch, hallway, ground floor WC, a front facing dining room with feature fireplace and bay window, a rear facing lounge which flows nicely through to the conservatory, and an extended galley kitchen with breakfast area at the rear. Heading upstairs is a pleasant landing with loft access, two good sized double bedrooms, a generous third bedroom, and the house bathroom.

Externally the property offers ample off road parking with a side shared access to rear where the detached garage is located. At the rear of the property is a very impressive and landscaped garden with mature borders, multiple paved seating areas, and vegetable patches.

Viewing is highly advised. AF 10/2/26 V2 EPC=D







#### Approach

Via tarmac driveway to the front, raised mature borders, brick wall frontage, shared side access to rear garage.

#### Entrance porch

Double glazed front door with double glazed windows to either side, vinyl flooring, storage.

#### Entrance hall

Wooden front door with windows to either side, ceiling light point, central heating radiator, stairs to first floor accommodation, under stairs w.c.

#### Downstairs w.c.

Low level w.c., wash hand basin, vinyl tiled flooring, ceiling light point.

#### Front dining room 12'1" x 10'9" min 13'1" max (3.7 x 3.3 min 4.0 max)

Double glazed bay window to front, ceiling light point, coving to ceiling, central heating radiator, feature gas fireplace with marble hearth.

#### Living room 11'1" x 12'9" (3.4 x 3.9)

Double glazed sliding door to conservatory, ceiling light point, feature gas fireplace, central heating radiator.

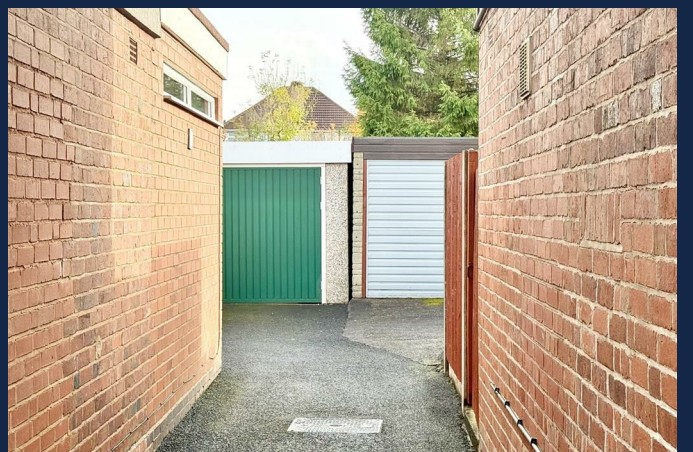
#### Conservatory 8'10" x 8'6" (2.7 x 2.6)

Double glazed patio door to rear garden with double glazed windows to surround, panelled wall.

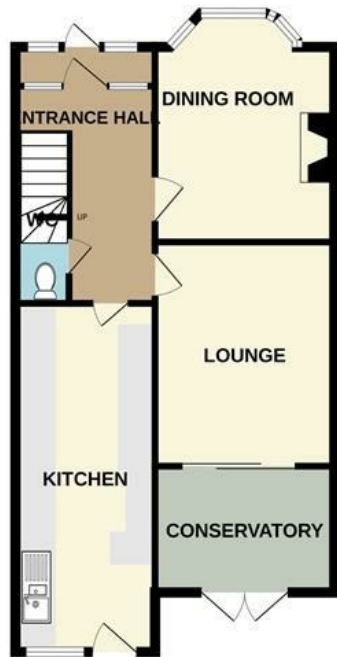








GROUND FLOOR



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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Breakfast kitchen 6'10" min 7'2" max x 20'4" (2.1 min 2.2 max x 6.2)

Coving to ceiling, ceiling spotlights, wall and base units with stone effect work top, space for fridge freezer, space for washing machine, space for further white goods, tiled splashbacks, double glazed window to rear and side, double glazed door to rear garden, further wooden units and splashback tiling, four ring gas burner, one and a half bowl sink and drainer, space for dishwasher, fridge, fridge / freezer and washer / drier, vinyl flooring, breakfast bar seating area.

#### First floor landing

Ceiling light point, double glazed window to side, loft access hatch housing central heating boiler, central heating radiator, access to bedrooms and house bathroom.

#### Bedroom one 9'2" x 12'9" min (2.8 x 3.9 min)

Double glazed window to rear, twin ceiling light points, central heating radiator, built in wardrobes and storage to one wall.

#### Bedroom two 8'10" min x 11'1" min 13'5" max (2.7 min x 3.4 min 4.1 max)

Double glazed bay window to front, central heating radiator, built in wardrobes, ceiling light point.

#### Bedroom three 8'2" x 7'10" (2.5 x 2.4)

Double glazed window to front, central heating radiator, ceiling light point.

#### Bathroom

Double glazed obscured window to rear, ceiling light point, extractor, tiling to walls, vinyl effect tiling to floor, double shower cubicle, low level w.c., wash hand basin, central heating towel radiator.

#### Rear garden

Side access to front, paved seating area, lawn with mature borders, further paved seating area, paved footpath to rear of the garden with feature pond, mature borders, flower garden and vegetable plot. Modern greenhouse.

#### Garage 9'10" x 23'11" (3.0 x 7.3)

Split entrance garage door for easy access. Separate side entrance from garden. Power within.

#### 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.

#### 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.

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