

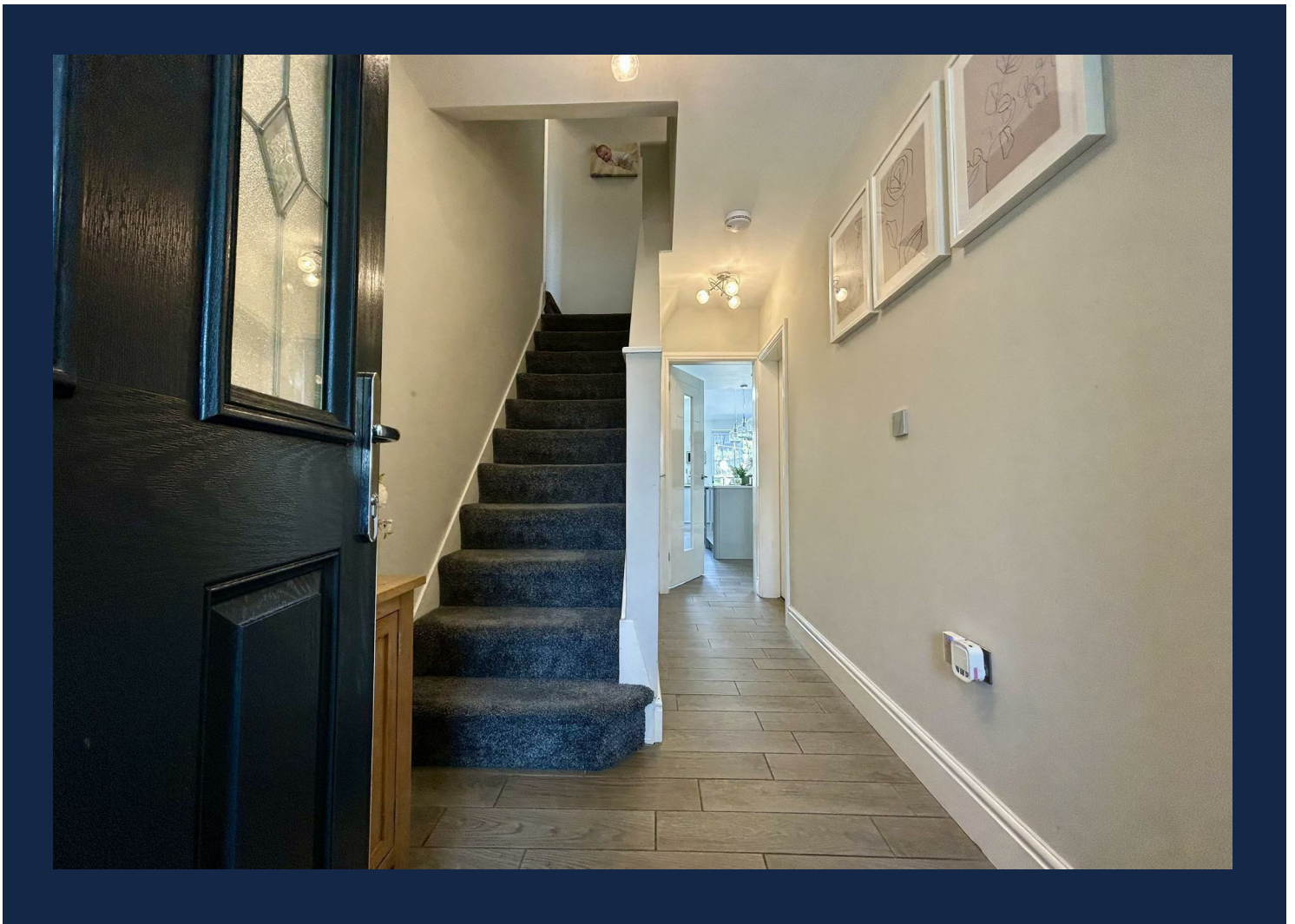
Grove.

FIND YOUR HOME



162 Huntingtree Road
Halesowen,
West Midlands
B63 4HT

Offers Over £435,000



Situated on Huntingtree Road in Halesowen, this delightful semi-detached home offers an excellent blend of comfort, style and convenience. Boasting four generously sized bedrooms, a spacious lounge, games room and an impressive open-plan kitchen, dining and living area, the property is perfectly suited to growing families seeking versatile living space.

To the front, the property benefits from a stone-chipped driveway leading to the porch entrance. Inside, the welcoming hallway provides access to the first floor, the front-facing lounge, and the stunning open-plan living space. The modern fitted kitchen features a central island and opens seamlessly into the dining and living area, with bifold-style doors leading out to the rear garden, ideal for both everyday family life and entertaining. The games room offers further flexibility and provides internal access to the garage, downstairs WC, and utility room. Upstairs, there are four well-proportioned bedrooms and a contemporary family bathroom. Externally, the rear garden is arranged over two tiers and includes both patio and lawned areas, creating an ideal outdoor space for relaxation and recreation.

Combining generous accommodation with a sought-after location, this wonderful home presents an excellent opportunity for buyers looking to settle in Halesowen. Early viewing is highly recommended to fully appreciate all that this property has to offer. JH 11/05/2026 EPC=C







Approach

Via a stone chipping driveway with block paved borders, electric roller shutter door to the front of the garage store, double glazed door into the entrance porch.

Entrance porch

Double glazed obscured door into entrance hall.

Entrance hall

Stairs to first floor accommodation, under floor gas heating, doors into under stairs storage, front reception room and open plan living area.

Front reception room 14'1" x 9'10" min 11'9" max (4.3 x 3.0 min 3.6 max)

Double glazed bow window to front, feature electric fire, inset ceiling light points, under floor heating.

Open plan living area 18'4" x 19'4" (5.6 x 5.9)

Double glazed bifold doors to rear, double glazed window to rear, two double glazed skylights, inset ceiling light points, high gloss matching wall and base units with a square top quartz surface over, centre island to match, sink with mixer tap and drainer, integrated dishwasher, oven, grill and hob, extractor, space for American style fridge freezer, gas under floor heating, door way into play area.

Play room 6'10" x 14'9" (2.1 x 4.5)

Internal door to garage store, door into the downstairs w.c. and entrance to the utility.











Garage store 6'10" x 6'6" (2.1 x 2.0)
 Roller shutter door and houses the electric meter, gas meter, fuse box and tank for the boiler.
 AGENTS NOTE: Clients must ensure that the size of the garage/store is fit for their own purpose.

Downstairs w.c.
 Vertical central heating towel rail, low level flush w.c., half height panelling to walls, wash hand basin with mixer tap.

Utility 7'6" x 8'6" (2.3 x 2.6)
 Double glazed window and door to rear, high gloss wall and base units with square top quartz surface over, sink with mixer tap and drainer, space for washing machine, space for tumble dryer and central heating boiler.

First floor dog leg landing
 Loft access, doors into four bedrooms and bathroom.

Bedroom one 13'1" x 10'9" (4.0 x 3.3)
 Double glazed window to front, central heating

radiator, fitted wardrobes, door into potential walk in wardrobe/en-suite with stair bulk head with fitted storage cupboard over, double glazed obscured port hole window to front.

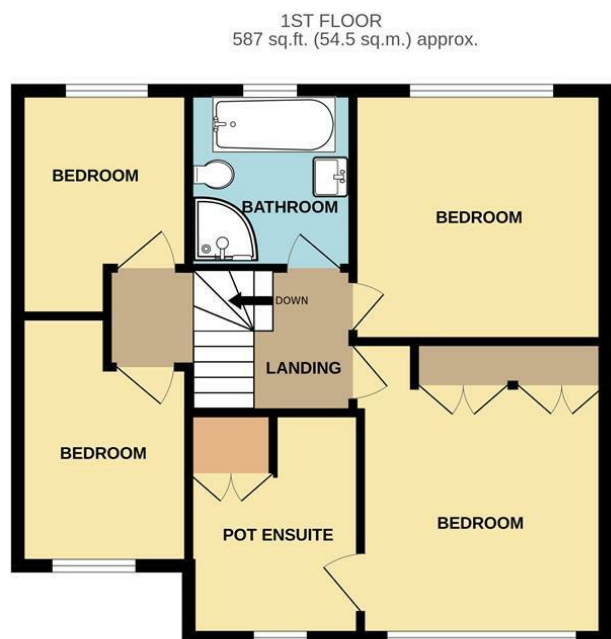
Bedroom two 10'5" x 10'9" (3.2 x 3.3)
 Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom three 12'5" max 10'9" min x 7'6" (3.8 max 3.3 min x 2.3)
 Double glazed window to front, central heating radiator.

Bedroom four 7'2" x 9'6" max 7'6" min (2.2 x 2.9 max 2.3 min)
 Double glazed window to rear, central heating radiator.

Bathroom
 Shower, bath, vanity style wash hand basin with mixer tap, double glazed window, central heating radiator.





TOTAL FLOOR AREA : 1460 sq.ft. (135.6 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.
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Rear garden

Slabbed patio with raised stone chipping beds and slabbed steps up to the lawn, fenced boundaries with wall to the rear with further land beyond.

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 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 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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