

Grove.

FIND YOUR HOME



12 Barn Close
Hasbury, Halesowen,
West Midlands
B63 4LL

Offers Over £260,000



Situated on Barn Close, Halesowen, this delightful semi detached home occupies a pleasant cul de sac position and offers a generous plot with excellent potential for the new owner to personalise and make their own. The property benefits from a driveway with double opening gates, providing access to the rear garden.

The area is well served by a range of local amenities, with Halesowen town centre offering a variety of shops and services, alongside well regarded local schools including Lutley Primary School. There are also several nearby green spaces and parks, including Huntingtree Park, making this an appealing location for those seeking a well connected yet peaceful setting.

In brief, the accommodation comprises an entrance porch and hallway, with stairs rising to the first floor and doors leading into the through reception room and kitchen. The reception room features patio doors opening onto the rear garden, creating a pleasant connection between the indoor and outdoor spaces. Upstairs, there are three bedrooms and a family bathroom. Outside, the rear garden provides a blank canvas, predominantly laid to lawn and bordered by a variety of flowers. A concrete driveway runs alongside the property and continues to the side of the garden, where two sheds are currently positioned.

Offering a combination of practical living accommodation, a generous garden and plenty of scope for personalisation, this charming home is an excellent opportunity for those looking to settle in this popular part of Halesowen. Early viewing is highly recommended to fully appreciate the potential this property has to offer. JH 20/08/2026 V2 EPC=D







Approach

Via a concrete driveway with steps to the French doors leading into entrance porch.

Porch

Obscured door and windows into the entrance hall.

Entrance hall

Stairs to first floor accommodation, central heating radiator, coving to ceiling, doors into the lounge and kitchen.

Through lounge 24'3" x 12'5" max 9'6" min (7.4 x 3.8 max 2.9 min)

Double glazed bow window to front, double glazed patio door to rear, two central heating radiators, coving to ceiling and feature gas fireplace with open brick surround.

Kitchen 8'10" x 11'5" (2.7 x 3.5)

Double glazed window to side, double glazed window to rear, double glazed obscured door to rear, central heating radiator, wood effect wall and base units, square top surface over, splashback tiling to walls, stainless steel sink with mixer tap and drainer, integrated oven, gas hob, extractor, space for fridge and freezer, central heating boiler, door to under stairs store cupboard with double glazed obscured window to side and houses the gas and electric meters and fuse box.

First floor landing

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

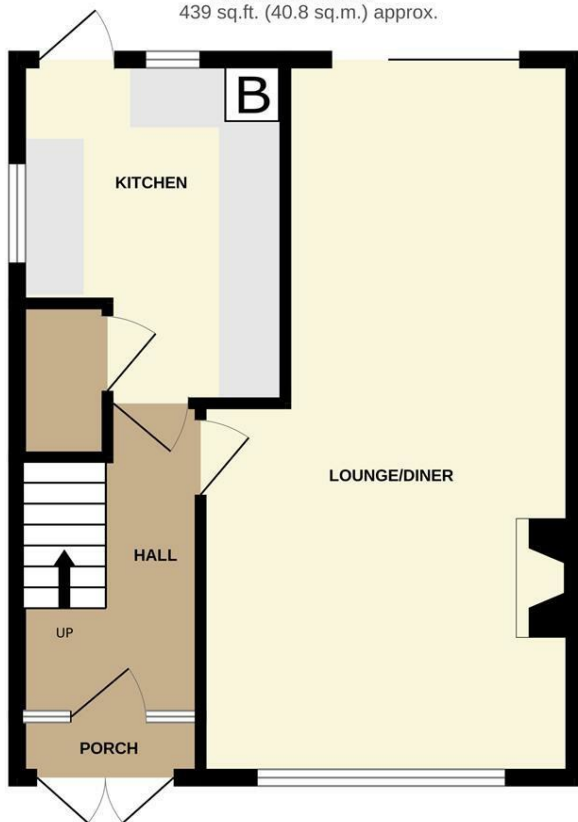




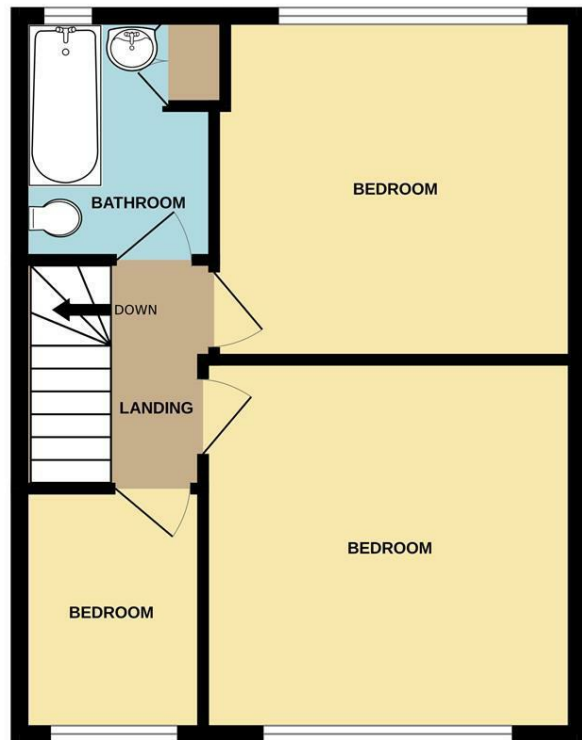




GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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Bedroom one 12'5" x 12'5" (3.8 x 3.8)

Double glazed window to front, central heating radiator.

Bedroom two 11'5" x 12'1" (3.5 x 3.7)

Double glazed window to rear, central heating radiator.

Bedroom three 8'2" x 5'10" (2.5 x 1.8)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to rear, central heating radiator, store cupboard, pedestal wash hand basin, bath with mixer tap, electric shower over and low level flush w.c.

Rear garden

Concrete paved patio area with stone chippings, shed, lawn with borders housing a variety of shrubs and plants.

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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