

Grove.

FIND YOUR HOME



17 Summer Hill
Halesowen,
West Midlands
B63 3BU

Offers Over £225,000

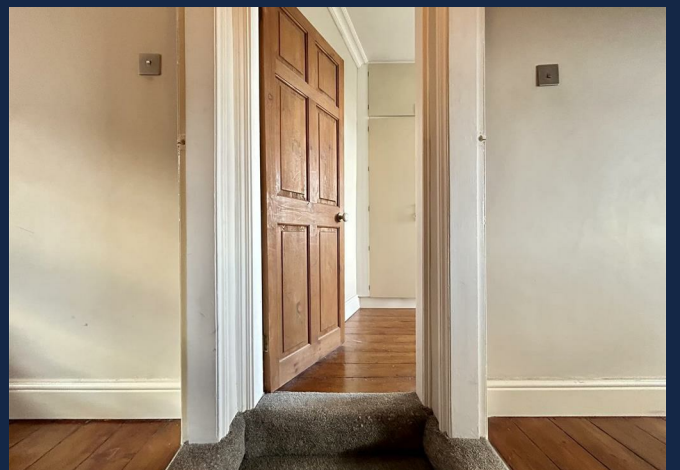


On Summer Hill in Halesowen, this charming terraced home offers an excellent opportunity for families and first-time buyers alike. Ideally positioned in a desirable location, it is just a short walk from Halesowen town centre, with easy access to well-regarded schools and local parks, making it a perfect choice for family living. The town also benefits from excellent bus links to Birmingham and beyond, while nearby motorway connections provide convenient travel to other major cities.

The property features shared access leading to the rear garden and an entrance into the home. Inside, there are two spacious reception rooms, one of which boasts a feature log burner, creating a cosy focal point. The kitchen comes complete with integrated appliances and leads through to a rear hall and a ground floor bathroom. Upstairs, the property offers three well-proportioned bedrooms, ideal for growing families or those seeking additional space. Outside, the garden is fully slabbed for low maintenance and includes a useful outhouse.

With generous living space, three bedrooms, modern touches, and a prime location, this property is sure to attract strong interest from those seeking a comfortable and convenient lifestyle. Don't miss the opportunity to make this house your home. JH 22/04/2026 V2 EPC=D







Approach

Via front door into front reception room.

Front reception room 12'1" x 10'5" min 11'9" max (3.7 x 3.2 min 3.6 max)

Double glazed bay window to front, feature multi fuel log burner, central heating radiator, coving to ceiling, door to inner hall.

Inner hall

Having cupboard housing the gas meter, door into the basement. Door way into the rear reception room currently being used as the dining room.

Dining room 10'5" min 11'9" max x 11'9" (3.2 min 3.6 max x 3.6)

Double glazed window to rear, central heating radiator, coving to ceiling, door way and open hatch into stairwell, door way into kitchen.

Kitchen 8'10" x 16'4" (2.7 x 5.0)

Two double glazed obscured windows to side, double glazed obscured door to side, further double glazed window to side, central heating radiator, wall and base units with wood effect surface over and splashbacks to match, oven, hob, extractor, space for washing machine, integrated half height fridge and freezer, door way into the rear hall.



Rear hall
Double glazed obscured door to side, door into cupboard housing central heating boiler, door into the bathroom.

Bathroom
Double glazed obscured window to rear, vertical central heating towel rail, low level flush w.c., P shaped bath with shower over, wash hand basin with mixer tap.

First floor landing
Steps up and doors into three bedrooms.

Bedroom one 12'1" x 10'9" min 11'9" max (3.7 x 3.3 min 3.6 max)
Double glazed window to front, central heating radiator, coving to ceiling, built in wardrobes.

Bedroom two 10'9" x 12'1" (3.3 x 3.7)
Double glazed window to rear, central heating radiator, built in storage with loft access.

Bedroom three 14'9" max x 6'6" (4.5 max x 2.0)
Double glazed window to rear, central heating radiator, coving to ceiling, built in storage.

Rear garden
Shared court yard garden which can be accessed via shared gate, raised slabbed patio and outhouse with garage door.

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

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.

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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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