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FIND YOUR HOME



26 Hightree Close
Bartley Green,
Birmingham
B32 3QP

Offers In The Region Of £390,000



Situated on Hightree Close Bartley Green this well presented detached home enjoys a pleasant position backing onto green space providing a private rear aspect with no overlooking properties. Occupying a quiet residential cul de sac, the property offers a peaceful setting while remaining within easy reach of local amenities, schools and transport links.

The property benefits from a driveway to the front and gated side access leading to the rear garden. Inside an entrance porch opens into the welcoming reception room featuring a focal point fireplace and stairs rising to the first floor. To the rear the spacious L shaped kitchen diner is fitted with integrated appliances and enjoys an abundance of natural light, creating an ideal space for everyday living and entertaining. Upstairs there are three well proportioned bedrooms and a family bathroom. The landscaped rear garden offers a generous outdoor space, perfect for relaxing, dining and entertaining whilst enjoying the open outlook across the adjoining green space.

Combining a desirable location with well planned accommodation and a private rear aspect this attractive home is well suited to families and buyers looking for a peaceful residential setting. JH 06/08/2026 EPC=D







Approach

Via a block paved driveway with raised block paved borders, access into property via double glazed front door leading to entrance porch, gated side access to rear.

Entrance porch

Door into the lounge.

Lounge 14'9" x 10'9" (4.5 x 3.3)

Double glazed bay window to front, central heating column radiator, stairs to first floor accommodation, hive thermostat and glass door into the kitchen.

Kitchen 8'6" x 18'4" (2.6 x 5.6)

L shaped with the dining area, double glazed door to side, double glazed window to side, central heating column radiator, double opening doors to storage cupboard, wall and base units, square top surface over, splashbacks, one and a half bowl sink with mixer tap and drainer, space for washing machine and fridge freezer, Range Master oven with five rings, inset ceiling spotlights, central heating boiler.

Dining area 10'9" x 7'10" (3.3 x 2.4)

Double glazed double opening French doors to side, double glazed windows to surround, central heating radiator.

First floor landing

Loft access and doors into three bedrooms and bathroom.

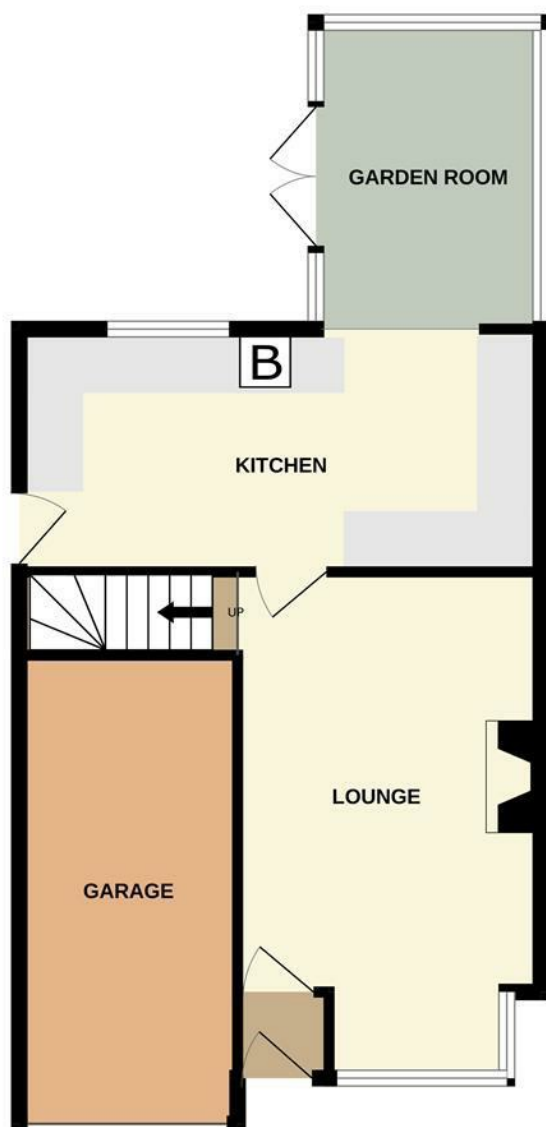




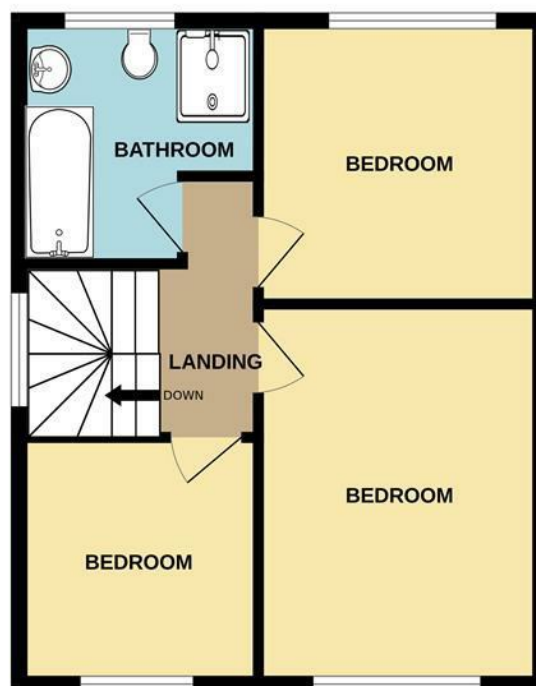




GROUND FLOOR
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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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Bathroom

Double glazed obscured window to rear, vertical central heating radiator, walk in shower with monsoon head over, wall mounted w.c. and wash hand basin with mixer tap, bath with mixer tap.

Bedroom one 9'10" x 13'9" (3.0 x 4.2)

Double glazed window to front, central heating column radiator.

Bedroom two 10'2" x 10'2" (3.1 x 3.1)

Double glazed window to rear, central heating column central heating radiator.

Bedroom three 8'6" x 8'6" (2.6 x 2.6)

Double glazed window to front, central heating radiator.

Rear garden

Being thoughtfully landscaped with stone chipping patio area and pathway with sleeper borders, lawn with raised beds to the side housing a variety of shrubs and mature trees, space for shed and slabbed patio area to the rear.

Garage 16'4" x 8'2" (5.0 x 2.5)

Up and over garage door and houses the gas meter and fuse box.

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 D

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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