

# Grove.

FIND YOUR HOME



17 Hambleton Road  
Halesowen,  
West Midlands  
B63 1HH

Offers Over £300,000



17 Hambleton Road is situated within the ever popular Squirrels Estate in Halesowen ideal for families. Conveniently located close to highly regarded primary schools and local amenities, this well presented home offers spacious and versatile accommodation throughout.

The property briefly comprises a welcoming reception room, a modern kitchen diner ideal for family living and entertaining, and a delightful sun room overlooking the rear garden. Upstairs, there are three generous double bedrooms, a contemporary family shower room, and the added convenience of a separate additional W.C.

Externally, the property benefits from a private rear garden, garage, and driveway parking, making this an excellent opportunity for families and buyers seeking a peaceful yet well-connected location. JE V1 08/05/2026 EPC=D







#### Approach

Via block paved patio, access to garage and side access to rear, composite door leading to entrance porch.

#### Entrance porch

Double glazed window to side, door to reception room.

#### Reception room one 15'1" x 10'9" (4.6 x 3.3)

Coving to ceiling, two central heating radiators, double glazed window to front, t.v. point, double opening doors to kitchen, door to stairs rising to first floor accommodation.

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

Spotlights to ceiling, vertical central heating radiator, double glazed obscured door to side to rear garden, wall and base units with complementary surfaces over, double glazed window to rear, integrated grill and over, five ring gas hob, extractor fan, one and a half bowl sink with mixer tap, tiled splashbacks, space for washing machine, integrated dishwasher, integrated microwave, double doors opening pantry, integrated fridge and freezer.

#### Sun room 8'2" x 9'2" (2.5 x 2.8)

Dual aspect double glazed windows to side and rear, central heating radiator, double glazed patio door to rear garden.

#### First floor landing

Double glazed obscured window to side, access to loft, door to storage cupboard and doors to three bedrooms, family bathroom and separate w.c.

#### Bedroom one 13'1" max including wardrobes 11'9" min x 9'10" (4.0 max including wardrobes 3.6 min x 3.0)

Double glazed window to front, central heating radiator, fitted wardrobes.

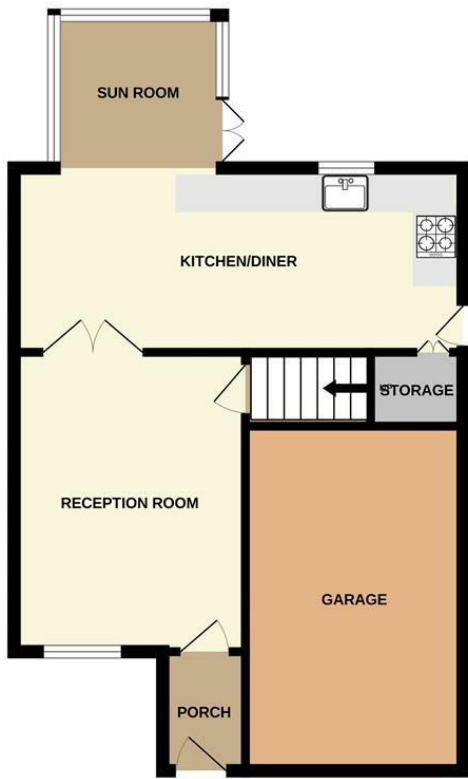




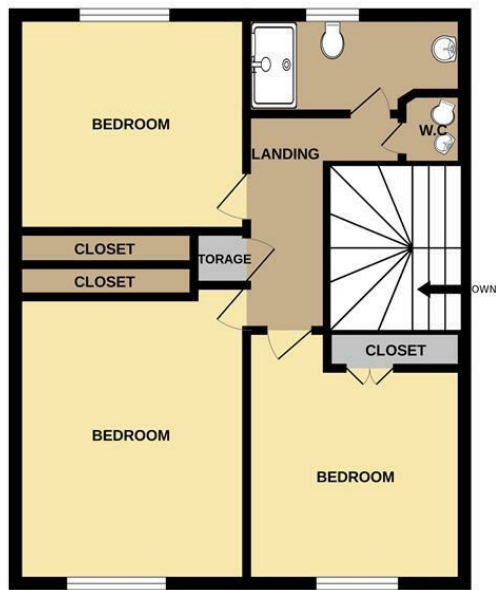




GROUND FLOOR



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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Bedroom two 10'5" including wardrobes 9'2" min x 9'10" (3.2 including wardrobes 2.8 min x 3.0)  
Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom three 8'6" max 6'6" min x 8'6" (2.6 max 2.0 min x 2.6)  
Double glazed window to front, central heating radiator, fitted wardrobes.

Family shower room  
Dual aspect double glazed obscured windows to rear and side, spotlights to ceiling, tiled walls, vertical towel radiator, wash hand basin in vanity unit with mixer, low level flush w.c., underfloor heating, walk in shower cubicle with shower screen.

Separate w.c.  
Tiled walls, spotlights to ceiling, low level flush w.c. and wash hand basin with mixer tap and storage beneath.

Garage 17'0" max 13'5" min x 7'2" (5.2 max 4.1 min x 2.2)  
Up and over door, lighting and electrics.

Rear garden  
Block paved slabbed patio area, doors giving access to garage, kitchen and sun room, side gate access to front, raised brick borders with plant beds and stone chippings, steps leading to rear lawn area, further steps leading to mature shrubs, garden shed, fence panelled boundaries.

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 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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