

# Grove.

FIND YOUR HOME



9 Grange Road  
Halesowen,  
B63 3EA

Offers In Excess Of £300,000



On the central Grange Road in Halesowen, this extended semi-detached house offers move in ready accommodation, finished to a high standard. The location itself is a significant advantage, with local amenities, schools, and parks just a stone's throw away, making it an excellent choice for families and professionals alike.

The approach briefly comprises of a block paved driveway, stone chipping steps providing access into garden via a gate and front door into the entrance hall. The ground floor offers herringbone flooring throughout with an entrance hall, downstairs utility/w.c. and open plan, extended living area, offering a dining area, fitted kitchen with skylights and integrated appliances and lounge. Upstairs are three bedrooms and a family bathroom. The garden offers decked area and lawn.

With its stylish open plan living space and convenient location, it presents a wonderful opportunity for anyone looking to settle in Halesowen. JH 07/01/2026 V1 EPC=D







### Approach

The property is approached via a block paved driveway with stone chipping steps and attractive oak borders, leading to further slab steps and the front entrance.

### Entrance Hall

Accessed via a double glazed obscured front door, the welcoming entrance hall features a central heating radiator, stairs rising to the first floor, useful under stairs storage and an additional cupboard housing the fuse box. Doors lead to the utility/w.c. and the open plan kitchen diner.

Open Plan Living / Dining / Kitchen 35'5" max 9'2" min x 15'8" max 9'10" min (10.8m max 2.8m min x 4.8m max 3.0m min)

Living Area 10'9" min 14'5" max x 10'9" (3.3m min 4.4m max x 3.3m)

Featuring a double glazed bay window to the front, inset ceiling light points, and a central heating radiator.

Dining Area 10'9" max 9'10" in x 10'9" (3.3m max 3.0min x 3.3)

A standout feature log burner set within exposed brickwork creates a focal point. Additional features include inset ceiling lighting and a central heating radiator.

Kitchen Area 8'10" x 15'8" (2.7 x 4.8)

The kitchen benefits from a double glazed window to the rear, double glazed French doors opening onto the garden, and two double glazed skylights providing excellent natural light.

Fitted with matching wall and base units with wood effect work surfaces and splashback tiling. Integrated appliances include a 70/30 fridge freezer, microwave, oven, and gas hob with extractor over. There is a single basin sink with mixer tap incorporating a boiling hot water function, drainer, inset ceiling lighting and a central heating radiator.







#### Utility Room / WC 8'6" x 18'0" (2.6m x 5.5m)

Fitted with a work surface and matching splashbacks, providing space and plumbing for white goods. The boiler is wall mounted within this room. There is a low level flush w.c. and a single basin sink with hose style mixer tap and drainer.

#### First Floor Landing

The landing offers a double-glazed window to the side elevation, loft access and doors leading to three bedrooms and the family bathroom.

#### Family Bathroom

Comprising a vanity unit with low level flush w.c. and wash hand basin with mixer tap, bath with monsoon shower head over, vertical heated towel rail and complementary wall tiling. A double glazed obscured window overlooks the rear.

#### Bedroom One 10'5" x 11'1" (3.2m x 3.4m)

Featuring a double glazed bay window to the front and a central heating radiator.

#### Bedroom Two 9'6" min 10'9" max x 7'6" (2.9m min 3.3m max x 2.3m)

Double glazed window to the rear and a central heating radiator.

#### Bedroom Three 5'10" x 7'2" (1.8m x 2.2m)

Double glazed window to the front and a central heating radiator.

#### Rear Garden

The rear garden offers a decked patio area with steps leading to a raised lawn. The steps also provide side access to the front of the property.

#### 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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