

# Grove.

FIND YOUR HOME



81 Cherry Street  
Halesowen,  
B63 3RQ

Offers In The Region Of £225,000



Situated on Cherry Street in the heart of Halesowen, this excellent property presents an ideal purchase for both first time buyers and buy to let investors. The location is highly convenient, being just a short walk from the amenities along Stourbridge Road, Halesowen College and local shops, cafés and bus routes. The Cornbow Shopping Centre, Leasowes Park and excellent road links via the A458 and M5 (Junction 3) are all within easy reach.

The accommodation briefly comprises an entrance hall providing access to the lounge and stairs to the first floor. The lounge flows through to a bright and spacious kitchen diner, which is flooded with natural light thanks to French doors and an additional window, opening directly onto the rear garden. To the first floor are two well-proportioned bedrooms and a modern shower room. Externally, the rear garden is low maintenance and provides convenient access to parking at the rear of the property.

Decorated to a modern standard throughout, this well located home offers a fantastic opportunity for first time buyers or investors seeking a ready-to-move-into property in a popular and well connected area. JH 26/01/2026 EPC=C







#### Approach

Via a walled frontage with stone chipping edging, block paved path to double glazed obscured front door into the entrance hall.

#### Entrance hall

Central heating radiator, fuse box, stairs to first floor accommodation, glass door into living room.

#### Living room 9'6" x 15'5" (2.9 x 4.7)

Double glazed window to front, central heating radiator, glass door into kitchen diner.

#### Kitchen diner 12'9" x 9'2" (3.9 x 2.8)

Double glazed French doors to rear, double glazed window to rear, central heating radiator, matching wall and base units with square top surface over, splashback tiling to walls, space for fridge freezer, space for washing machine, space for slim line dishwasher, integrated oven, gas hob, extractor.

#### Rear garden

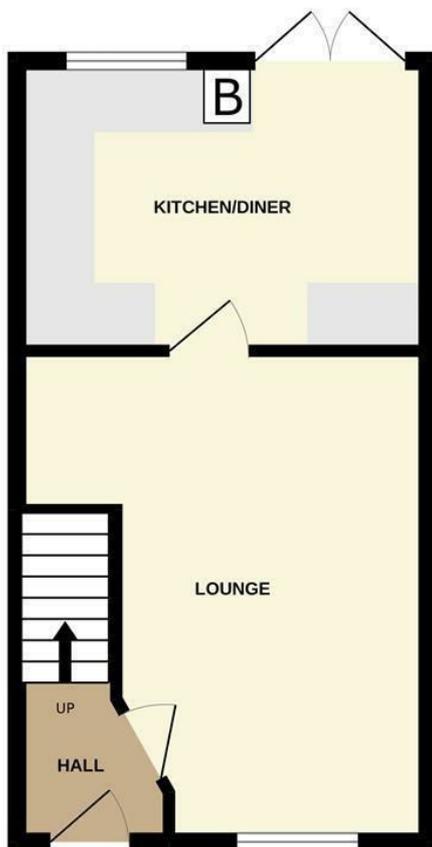
Slabbed patio, stone chipping path to rear entrance to communal car parking area, raised chipping borders and stepping stones through the stone chippings path.

#### First floor landing

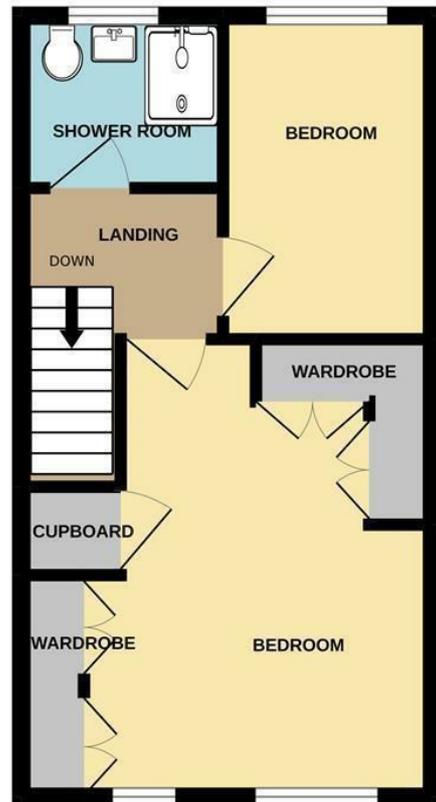
Loft access, doors to two bedrooms and shower room.



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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#### Shower room

Double glazed obscured window to rear, vertical central heating towel rail, vanity set with low level flush w.c., wash hand basin with mixer tap, double shower with monsoon head over.

#### Bedroom one 10'9" x 14'5" (3.3 x 4.4)

Two double glazed windows to front, central heating radiator, fitted storage cupboard, further fitted wardrobes..

#### Bedroom two 6'6" x 10'5" (2.0 x 3.2)

Double glazed window to rear, central heating radiator.

#### 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 B

#### 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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