

# Grove.

FIND YOUR HOME



43 Briery Road  
Halesowen,  
West Midlands  
B63 1AS

Offers Over £300,000



Situated on Briery Road this Mucklow style semi detached home offers an exciting opportunity for buyers seeking a property with significant potential. In need of modernisation the house provides scope for extension (subject to planning permission), the possibility of opening the eaves to create a larger third bedroom and ample opportunity for personalisation to suit individual tastes.

Located in a highly desirable area of Halesowen, the property benefits from proximity to Huntingtree Park and local schools, both just a short distance away. Halesowen town centre offers a wide range of shops and amenities along with a bus station providing excellent transport links.

The property enjoys strong kerb appeal, featuring a block paved and stone chipped driveway with a car port. Internally the accommodation comprises an entrance hall with access to two reception rooms, kitchen and a downstairs w.c. The rear reception room benefits from sliding doors opening into a conservatory which overlooks the rear garden. To the first floor are three bedrooms and a family bathroom. Externally the tiered garden is designed for low maintenance, with patio areas, stone chippings and raised flower beds.

Whether you are looking to create a long term family home or invest in a property with excellent potential, this semi detached house on Briery Road presents a fantastic opportunity in a popular and well regarded location. JH 12/01/2025 V1  
EPC=D







## Approach

The property is approached via a block paved driveway with raised stone chipping beds, leading to a double glazed obscured front door opening into the entrance hall.

## Entrance hall

The entrance hall features a central heating radiator, decorative ceiling coving and doors providing access to the front reception room, rear reception room, kitchen and the under stairs w.c.

## Under stairs w.c.

Fitted with a macerator w.c. and corner wash hand basin.

Front reception room 10'9" min 12'9" max x 11'5" (3.3 min 3.9 max x 3.5)

A bright reception room featuring a double glazed bay window to the front elevation and a central heating radiator.

Rear reception room 10'9" x 10'2" min 11'5" max (3.3 x 3.1 min 3.5 max)

Enjoying double glazed sliding doors opening into the conservatory, this room also benefits from a feature fire with wooden surround, decorative ceiling coving and a central heating radiator.

Conservatory 6'10" x 8'2" (2.1 x 2.5)

A pleasant addition with double glazed windows surrounding and double opening French doors leading to the garden and fitted with an electric storage heater.











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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### **Kitchen 6'10" x 13'5" (2.1 x 4.1)**

The kitchen offers a double glazed window to the rear and a double glazed obscure door providing rear access. Features include both vertical and standard central heating radiators, matching wooden wall and base units with work surfaces over, splashback tiling. Appliances include an integrated Bosch oven and grill, hob with extractor hood above, a one and a half bowl sink with mixer tap and drainer and space for both a fridge and a freezer.

### **First floor landing**

The landing provides loft access and doors leading to three bedrooms and the shower room.

### **Shower room**

Comprising a double glazed obscured window to the rear, vertical heated towel rail, inset ceiling spotlights, wash hand basin with mixer tap, low level w.c. and an accessibility friendly shower enclosure.

### **Bedroom one 11'1" x 11'1" (3.4 x 3.4)**

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

### **Bedroom two 10'9" min 13'5" max x 11'5" (3.3 min 4.1 max x 3.5)**

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

### **Bedroom three 7'10" x 7'6" (2.4 x 2.3)**

Offering a double glazed window to the front, central heating radiator and fitted wardrobes with sliding doors.

### **Garage 15'1" x 7'2" (4.6 x 2.2)**

Accessible via double opening garage doors to the front and offering full power and lighting. The garage also houses the central heating boiler, gas and electric meters and the fuse box.

### **Garden**

The garden features a slabbed patio area with steps leading to two further tiered levels, incorporating a variety of stone chippings, paved sections and raised flower beds creating an attractive and low maintenance outdoor space.

### **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 your 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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