

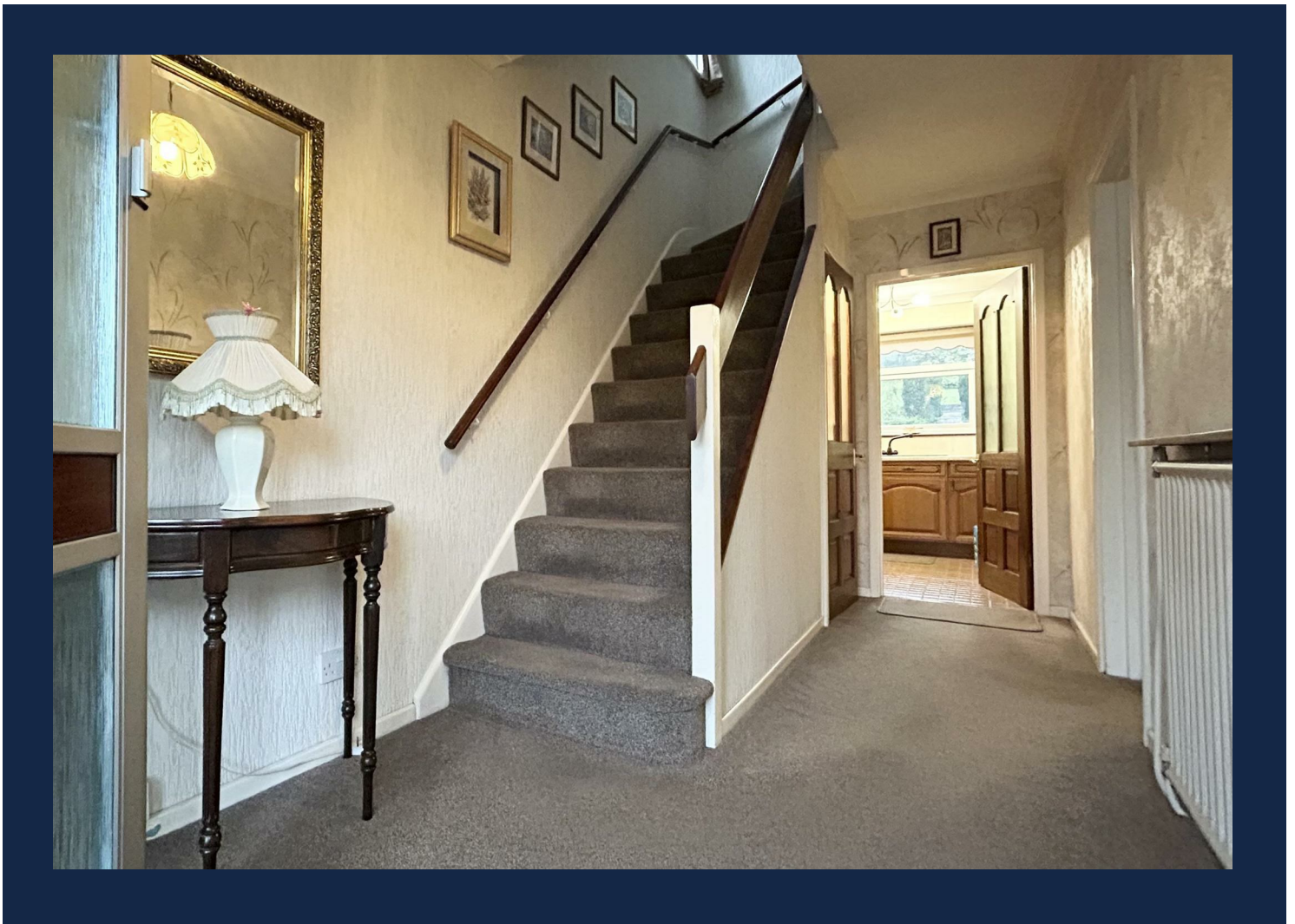
Grove.

FIND YOUR HOME



11 Valley Road
Halesowen,
West Midlands
B62 9RT

Offers In The Region Of £280,000



On Valley Road in Halesowen, this semi-detached home is offered with no upward chain, presenting an ideal blank canvas for families looking to settle or add value.

To the front, the property benefits from a driveway with access to the garage via a porch. The porch leads into a welcoming entrance hall, complete with under stairs storage and access to both the kitchen and the through reception room. The reception room flows seamlessly into a conservatory, which overlooks the well-maintained rear garden. The kitchen leads to a rear hall, providing internal access to the garage and a convenient W.C. Upstairs, the property offers three bedrooms and a family bathroom fitted with both a bath and a separate shower.

Situated in a popular and friendly area of Halesowen, the property is well placed for a range of local amenities, well-regarded schools, and nearby green spaces such as Leasowes Park, making it an excellent choice for families and professionals alike. This home on Valley Road represents a fantastic opportunity to create a comfortable and personalised living space in a sought-after neighbourhood. Don't miss your chance to make it your own. JH 25/03/2026 EPC=D







Approach

Via tarmac driveway with raised walled beds, steps up to double glazed obscured front door into the entrance porch.

Porch

Double glazed window to side, double glazed window to front, double glazed obscured door and window into entrance hall.

Entrance hall

Central heating radiator, coving to ceiling, stairs to first floor accommodation, door to reception room, kitchen and under stairs storage which houses the fuse box and electric meter, obscured window into garage and alarm system.

Through reception room 11'5" x 26'6" max into bay 24'3" min (3.5 x 8.1 max into bay 7.4 min)

Double glazed bay window to front, double glazed patio door into conservatory, two central heating radiators, coving to ceiling, feature electric fire.

Kitchen 8'10" x 11'5" (2.7 x 3.5)

Two double glazed windows to rear, two central heating radiators, wooden wall and base units with work surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, integrated oven, integrated microwave, hob, extractor over, door into the side passage/rear hall.









Conservatory 9'2" x 8'2" (2.8 x 2.5)
 Double glazed French doors to side, double glazed windows to rear and side.

Side passage/inner hall
 Having door into the garage, double glazed obscured door to rear garden and door into downstairs w.c.

Downstairs w.c.
 Double glazed obscured window to side, pedestal wash hand basin with splashback tiling and w.c.

Lean to/garage 7'10" x 18'4" (2.4 x 5.6)
 Plastic roof, garage door to front, power, gas meter and window to under stairs storage.

First floor landing
 Double glazed obscured window to side, loft access, coving to ceiling, doors to bedrooms and bathroom.

Bathroom
 Double glazed obscured window to rear, central heating radiator, low level flush w.c., pedestal wash

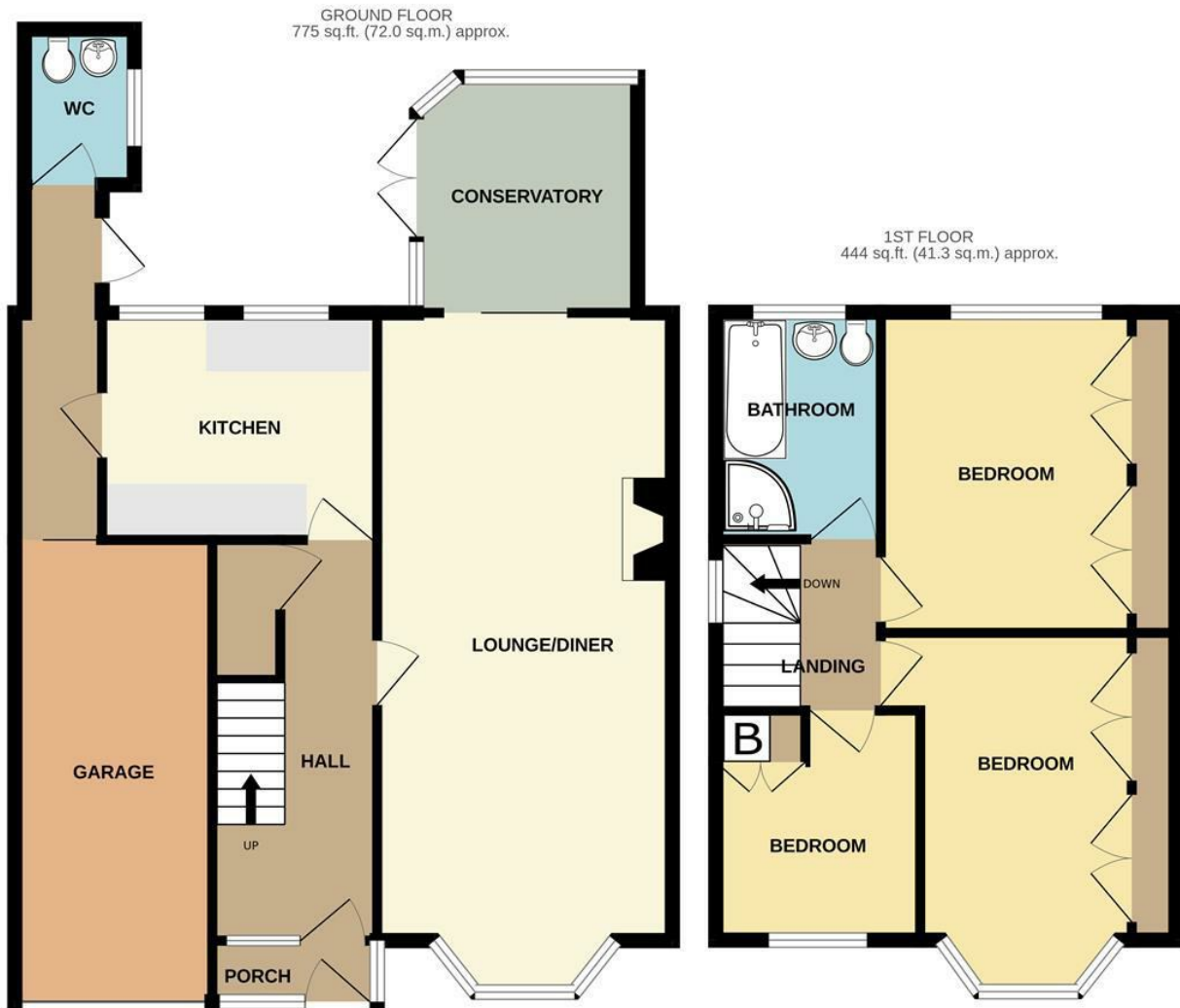
hand basin with mixer tap, bath with mixer tap, corner shower, half height tiling to walls.

Bedroom two 11'9" x 9'6" excluding wardrobe 11'5" max (3.6 x 2.9 excluding wardrobe 3.5 max)
 Double glazed window to rear, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom one 14'9" max 12'1" min x 10'2" max 8'2" excluding war (4.5 max 3.7 min x 3.1 max 2.5 excluding wardrobe)
 Bay window to front, central heating radiator, fitted wardrobes.

Bedroom three 9'2" x 7'10" (2.8 x 2.4)
 Window to front, central heating radiator, storage cupboard housing central heating boiler.
 Agents Note: Clients must be aware that this room houses the stair bulk head.

Rear garden
 The garden has three tiers comprising of patio, lawn with a variety of mature shrubs, bushes and trees, steps up to further lawn and shrubs with a centre bed housing shrubs and tree.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.

TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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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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.

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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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