



Grove.

FIND YOUR HOME

45 Sunbury Road, Halesowen B63 4DH

£1,300 Per Month

# Home with a view

This beautifully newly refurbished home is presented to an immaculate standard throughout, showcasing high-quality finishes and thoughtful design.







## Details

To the front, the property benefits from a tarmac driveway with dwarf brick and fenced boundaries, along with convenient side gate access. An entrance porch with tiled flooring leads into a welcoming hallway area with stairs to the first floor and internal door to lounge, featuring a large bay window to the front and a stylish feature log display. A sliding door opens into an impressive open-plan kitchen, dining and living area—perfect for modern family living and entertaining. The kitchen is fitted with an island offering additional storage, an induction hob, moulded sink with drainer, integrated oven, and integrated fridge freezer, with space provided for utilities. Natural light brightens the space via a side window, Velux windows, and bifold doors opening onto the rear garden.

The ground floor also includes a contemporary downstairs WC, complete with tiled flooring, wash basin, WC, and heated towel rail, as well as a useful pantry storage area.

To the first floor, stairs lead to a bright landing with a side window and loft access. The primary bedroom boasts a bay window to the front and a useful storage alcove. There is a second double bedroom overlooking the rear garden. The modern family bathroom is fitted with tiled flooring, shower with panelled walls, wash basin with tiled splashback and vanity storage, WC, and a heated towel rail.

Externally, the rear garden has been thoughtfully landscaped with fenced boundaries, sleeper-style borders, a gravel seating area, and a lawn, along with an outdoor tap.

## Location

Located on Sunbury Road in Halesowen, the property is well placed for a range of local amenities, schools, and transport links. Halesowen town centre is within easy reach, while nearby access to the M5 provides convenient routes to Birmingham and surrounding areas. Leasowes Park is also close by, offering attractive green space.



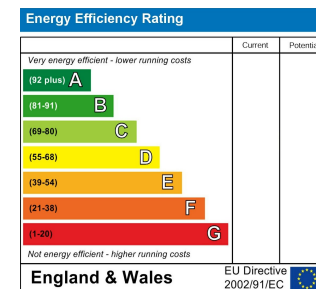












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**VIEWINGS:** View by appointment only with Grove Properties Group. Opening times:

Monday – Thursday 9.00AM to 5.30PM.

Friday 9.00AM – 5.00PM.

Saturday 9.00AM – 1.00PM.

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