

# Grove.

FIND YOUR HOME



203 Bromsgrove Road  
Halesowen,  
West Midlands  
B62 0JS

Offers In The Region Of £700,000



In the sought after area of Hunnington, Halesowen, this detached home on Bromsgrove Road offers a large plot with extensive views to National Trust Clent Hills. To the side of the property is a spacious garage with further potential for possible building plot to the side subject to usual planning permissions (no planning permission has been obtained). The property has security including CCTV, alarm system and secure driveway bollards. A new boiler has recently been installed, along with roof insulation and outside wall insulation.

The property itself offers a secure driveway with retractable bollards and lawn. You can access the garden via a courtyard area, currently being used for storage. Inside the property is an entrance porch leading to grand entrance hall with doors into the two reception rooms - one of which overlooking the spacious garden - and modern fitted kitchen. A veranda the length of the home provides doors to the front, rear, utility equipped with a hob, downstairs w.c. and store. Upstairs are three bedrooms - each with fitted wardrobes - and a family bathroom. The garden is lawned and elegantly finished with a variety of fruit trees, access to the detached garage and additional storage.

Whether you're looking for a family home in a desirable location or a property with future development potential, this home is well worth viewing. JH 11/11/2025 V1 EPC=C







#### Approach

Via tarmacadam driveway offering parking for numerous vehicles, front lawn with brick wall border, access to garage, slabbed pathway to front door and into courtyard/side access to garden.

#### Entrance porch

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

#### Entrance hall

Central heating radiator, stairs to first floor accommodation, door to under stairs storage, glass doors into two reception rooms and kitchen.

Rear reception room 11'1" min 11'9" max x 14'5" max 12'5" min (3.4 min 3.6 max x 4.4 max 3.8 min)

Double glazed bay window and door to rear, coving to ceiling, central heating radiator, gas fire.

Front reception room 11'1" min 12'9" max x 11'5" min 14'1" max (3.4 min 3.9 max x 3.5 min 4.3 max)

Double glazed bay window to front, central heating radiator, coving to ceiling.











Kitchen 11'5" x 6'2" (3.5 x 1.9)

Double glazed window to side, double glazed obscured door to side access, central heating radiator, half height tiling to walls, wall and base units with roll top surface over, integrated oven with gas hob over, extractor, sink with mixer tap and drainer, integrated dishwasher, inset ceiling light points.

Side access/verandah 33'5" x 4'3" (10.2 x 1.3)

Double glazed obscured stained glass door to front, double glazed door to rear, central heating radiator, gas meter, door way to utility, door to downstairs w.c., door to store, wash hand basin with mixer tap.

Utility 9'6" x 6'2" (2.9 x 1.9)

Double glazed window to front, central heating radiator, wall and base units with roll top surface over, space for American

style fridge freezer, space for washing machine, sink with mixer tap and drainer, gas hob, central heating boiler.

Downstairs w.c.

Low level flush w.c.

Store

Double glazed obscured window to rear, electric meter and fuse box.

First floor landing

Central heating radiator, double glazed obscured window to side, doors into three bedrooms and family bathroom.

Bedroom one 11'5" min 14'9" max x 10'2" min excluding wardrobe (3.5 min 4.5 max x 3.1 min excluding wardrobes)

Double glazed bay window to front, central heating radiator, fitted wardrobes with sliding doors.



Bedroom two 9'10" min x 10'5" (3.0 min x 3.2)  
Double glazed window to rear, central heating radiator, picture rails, built in wardrobes with sliding doors.

Bedroom three 8'2" x 6'2" (2.5 x 1.9)  
Double glazed window to side, central heating radiator, picture rail, fitted wardrobes with sliding doors.

Bathroom  
Double glazed obscured window to front, vertical central heating towel rail, central heating radiator, half height tiling to walls, double glazed obscured window to side, low level flush w.c., corner shower, pedestal wash hand basin with mixer tap, bath and door to storage cupboard.

Rear garden  
Slabbed patio area, lawn, hedge to rear, variety of fruit trees, access to garage and outhouse, extensive views to National Trust Clent Hills

#### 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 F

#### 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.

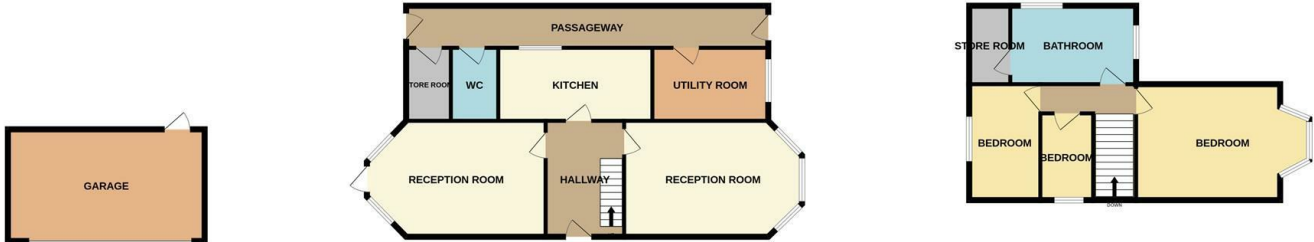
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a

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.

GROUND FLOOR

1ST FLOOR



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