

Grove.

FIND YOUR HOME



1 Cumbrian Croft
Halesowen,
West Midlands
B63 1HG

Offers Over £400,000



On Cumbrian Croft, this well-positioned corner plot detached home is set within a desirable residential area of Halesowen, offering both privacy and excellent local connectivity. Halesowen is renowned for its strong community feel and superb range of amenities, including well-regarded schools, independent shops, and green open spaces such as Huntingtree Park, making it an ideal setting for families and professionals alike.

For commuters, the property benefits from convenient access to major motorway links providing straightforward routes to the wider Midlands and beyond. There are also excellent public transport connections, with regular bus services offering direct access into Birmingham city centre, as well as surrounding towns such as Stourbridge and Dudley.

The property itself features a driveway and lawn to the front, with gated side access on both sides leading to the rear garden. Entry is via a welcoming porch into the entrance hall, which provides access to the first floor, lounge, and spacious kitchen-diner. The kitchen-diner includes an under stairs pantry, double doors opening onto the rear garden, and access to a separate utility room. The utility leads through to a convenient downstairs shower room and also provides internal access to the garage. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom with dual-aspect windows, allowing for plenty of natural light. Outside, the tiered rear garden is beautifully maintained, creating an attractive and versatile outdoor space.

Combining a generous plot, practical layout, and excellent location with strong transport links and nearby green spaces, this home is sure to generate significant interest. Early viewing is highly recommended to fully appreciate all it has to offer.

JH 06/05/2026 V2 EPC=C







Approach

Based on a corner plot there is a lawn with a variety of shrubs to the side with a passage to a gate at both sides of the property. Tarmac driveway with block paved borders, stone chipping beds and rockery with a variety of shrubs. Double glazed front door leading into entrance porch.

Entrance porch

Two double glazed windows to front, double glazed window to side, double glazed obscured door into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, dado rail, doors to front reception room and kitchen diner.

Reception room 14'9" x 11'9" (4.5 x 3.6)

Double glazed bay window to front, vertical central heating radiator, further central heating radiator, electric feature fire, coving to ceiling, glass door into kitchen diner.

Kitchen diner 10'5" x 17'8" (3.2 x 5.4)

Double glazed window to rear, double glazed sliding patio door to rear, central heating radiator, wall units with under cab lighting and base units, square top surface over, splashback tiling to walls, sink with mixer tap and drainer, integrated oven, hob, extractor, integrated dishwasher, door to under stairs pantry, door to utility.











Utility 6'2" x 8'6" (1.9 x 2.6)

Double glazed window and door to rear, vertical central heating towel rail, base units, square top surface over, sink with mixer tap and drainer, splashback tiling to walls, space for washing machine, door into the downstairs shower room and door to garage.

Downstairs shower room

Double glazed window to rear, low level flush w.c., pedestal wash hand basin, shower and vertical central heating towel radiator.

Garage 16'4" x 17'4" (5.0 x 5.3)

Electric up and over garage door, power and houses the central heating boiler.

First floor landing

Double glazed obscured window to side, loft access, door to airing cupboard and further doors to bedrooms and bathroom.

Bathroom

Dual aspect double glazed window to side and rear, low level flush w.c., bath with splashback tiling, vertical central heating towel rail, wash hand basin with mixer tap.

Bedroom one 13'1" x 10'9" (4.0 x 3.3)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes, bedside tables and drawers.

Bedroom two 12'5" x 9'6" (3.8 x 2.9)

Double glazed window to rear, central heating radiator and wardrobes.

Bedroom three 6'10" x 9'10" (2.1 x 3.0)

Double glazed window to front, central heating radiator, fitted bed over the bulk head.

Rear garden

Having tiers and comprising of patio area, lawn area and further lawn to third tier with a variety of shrubs and raised beds/rockery, access to front via gates to either side of the property.

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.

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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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