

# Grove.

FIND YOUR HOME



25 Polden Close  
Halesowen,  
B63 1JD

Offers In The Region Of £385,000



Situated on Polden Close, Halesowen, this move-in-ready link-detached home occupies a desirable position at the end of a quiet cul-de-sac on the popular Squirrels Estate. This sought-after area of Halesowen is well known for its friendly community and convenient access to excellent local amenities, including the shops of Halesowen Town, well-regarded schools, and nearby green spaces such as Huntingtree Park.

To the front of the property is a block-paved driveway providing off-road parking, with access into the home via an entrance porch. The porch leads into a welcoming entrance hall with stairs rising to the first floor and a door into the lounge. The lounge is bright and inviting, benefitting from a bow window that fills the room with natural light and flows seamlessly into the dining/reception room. From here, double opening doors lead out to the rear garden, creating an ideal space for both relaxing and entertaining. The kitchen is fitted with modern high-gloss units and integrated appliances, offering a stylish and practical cooking space. The ground floor is further complemented by a downstairs W.C. and internal access to the garage. Upstairs, the property offers three bedrooms and a family bathroom. The rear garden is particularly generous in size, benefiting from the property's corner position at the end of the cul-de-sac, providing an excellent outdoor space for families and entertaining.

With spacious living areas, ample parking, and excellent access to local amenities, this well-presented home is an opportunity not to be missed. JH 10/03/2026 V1 EPC=D







#### Approach

Via block paved driveway with gated access to rear garden and access to porch via a double glazed door.

#### Porch

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

#### Entrance hall

Central heating radiator, stairs to first floor accommodation, door into lounge.

#### Lounge 15'5" x 12'9" max 10'9" min (4.7 x 3.9 max 3.3 min)

Double glazed bow window to front, central heating radiator, coving to ceiling, door into the dining room.

#### Dining room 10'5" x 16'0" (3.2 x 4.9)

French doors to rear, double glazed window to rear, central heating radiator, coving to ceiling, door to under stairs storage, arch way into kitchen.

#### Kitchen 7'10" x 15'1" (2.4 x 4.6)

Double glazed window to rear, vertical central heating radiator, high gloss wall and base units with square top surface over, splashbacks to match, hob and extractor over, one and a half bowl sink with mixer tap and drainer, integrated double oven, integrated fridge freezer and dishwasher, door into w.c. and door to garage.

#### Downstairs w.c.

Vanity style wash hand basin, central heating radiator, low level flush w.c.







Garage 8'10" x 14'1" (2.7 x 4.3)

Electric roller shutter door, power and houses the fuse box, gas meter and water meter.

First floor landing

Double glazed window to side, loft access with ladder, door to airing cupboard housing central heating boiler and doors into three bedrooms and family bathroom.

Family bathroom

Double glazed obscured window to rear, vertical central heating towel rail, P shaped bath with monsoon shower head over, vanity style wash hand basin with mixer tap, low level flush w.c.

Bedroom one 13'1" x 9'6" (4.0 x 2.9)

Double glazed window to front, central heating radiator, built in wardrobes.

Bedroom two 9'6" x 10'9" (2.9 x 3.3)

Double glazed window to rear, central heating radiator.

Bedroom three 7'2" x 6'6" (2.2 x 2.0)

Double glazed window to front, central heating radiator, built in wardrobe over stair bulk head.

Rear garden

Slabbed patio having slabbed steps up to the lawn which is bordered with stone chippings, further stone chipping area and greenhouse.

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.

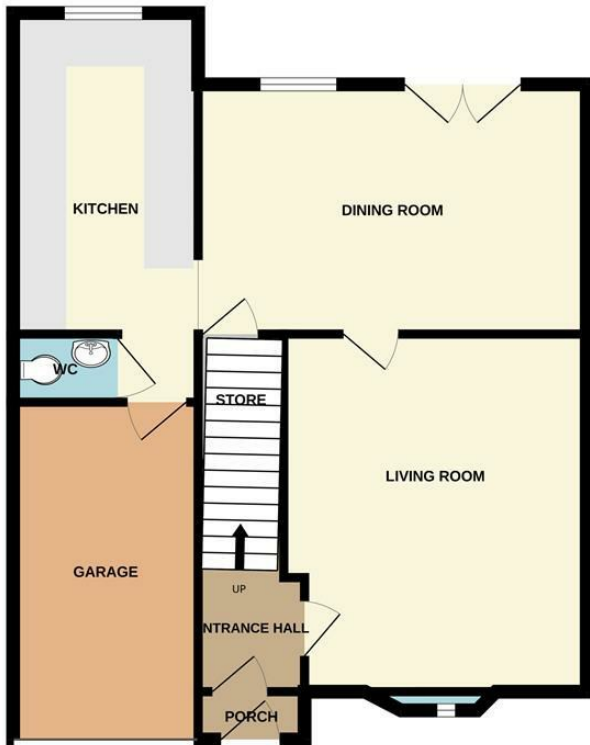
Council Tax Banding

Tax Band is D

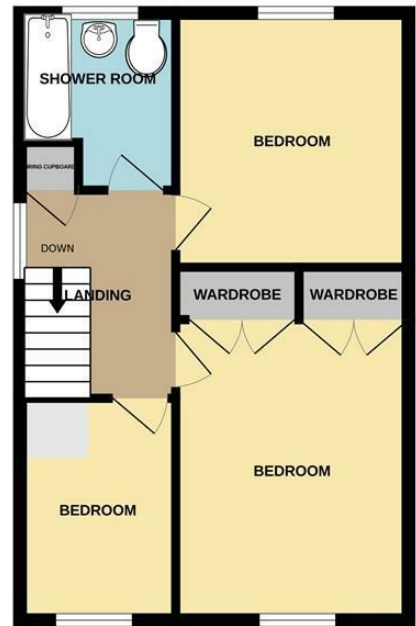
Money Laundering Regulations

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

GROUND FLOOR



1ST FLOOR



POLDEN CLOSE, HALESOWEN, B63 1JD

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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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