

# Grove.

FIND YOUR HOME



18 Clivedon Way  
Halesowen,  
West Midlands  
B62 8TB

Offers In The Region Of £299,950



Situated on Clivedon Way in Halesowen, this beautifully presented and extended semi-detached home offers stylish, turnkey accommodation alongside a landscaped rear garden. The area benefits from a wide range of local amenities, including shops, schools and parks, all within easy reach. Excellent transport links include regular bus services into Halesowen town centre and convenient access to the M5 motorway, making commuting to surrounding towns and cities straightforward.

To the front, a block-paved driveway provides off-road parking and access to the garage and entrance porch. The ground floor comprises a welcoming porch leading into the main entrance hall, with stairs rising to the first floor and access to a spacious through reception room, incorporating both lounge and dining areas. Double doors open into a bright sun room, while a separate doorway leads into a well-proportioned kitchen. Upstairs, the property offers three bedrooms and a family bathroom, providing comfortable accommodation for a range of buyers. The rear garden is beautifully maintained and thoughtfully landscaped, creating an ideal space for outdoor living and entertaining.

Combining modern interiors, generous living space, and a convenient location, this attractive home is sure to appeal. Early viewing is highly recommended to fully appreciate all it has to offer. JH 20/04/2026  
EPC=D







#### Approach

Via a block paved driveway, raised beds with a variety of mature shrubs and a double glazed side door into the entrance porch.

#### Porch

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

#### Entrance hall

Under stairs storage, stairs to first floor accommodation, double glazed obscured window to front, central heating radiator, coving to ceiling. Archway into the reception room.

#### Lounge 16'8" x 11'5" (5.1 x 3.5)

Coving to ceiling, vertical central heating radiator, door into kitchen and archway into dining room.

#### Dining room 8'2" x 9'10" (2.5 x 3.0)

Double glazed bow window to rear, central heating radiator, double opening doors to sun room.

#### Sun room 7'10" x 11'1" (2.4 x 3.4)

Double glazed door to rear, double glazed full length windows to rear, central heating radiator, two double glazed velux skylights, glass door and single glazed window into kitchen.





Kitchen 13'9" min 16'8" max x 11'1" (4.2 min 5.1 max x 3.4)

Double glazed window to front, double glazed obscured door to side, central heating radiator, matching wall and base units with wood effect surface over, splashback tiling to walls, integrated oven, gas hob, extractor, space for slim line dishwasher, space for washing machine, integrated fridge freezer.

First floor landing

Loft access and doors into three bedrooms and family bathroom.

Bathroom

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

Bedroom two 12'9" x 8'6" (3.9 x 2.6)

Window to front, central heating radiator, coving to ceiling.

Bedroom one 10'9" x 11'9" (3.3 x 3.6)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 6'6" x 10'9" (2.0 x 3.3)

Double glazed window to rear, central heating radiator, coving to ceiling.

Garage 16'8" x 9'2" (5.1 x 2.8)

Up and over garage door and houses the central heating boiler, gas meter and electric meter, fuse box and power.

Rear garden

Landscaped with lawn, patio and a shed.

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.

### 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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.