

# Grove.

FIND YOUR HOME



5 Blagdon Road  
Halesowen,  
West Midlands  
B63 3PT

Offers In Excess Of £250,000



Situated on Blagdon Road in Halesowen, this property presents an excellent opportunity for those seeking a comfortable and spacious family home. The house benefits from ample off-road parking for up to three vehicles, offering convenience for both residents and visitors.

Halesowen is well regarded for its friendly community and excellent local amenities. Residents will enjoy easy access to a range of shops, including Tesco Express, as well as well-regarded schools and green spaces such as Haden Hill Park, making it an ideal location for families. The property is also well connected, with nearby public transport links including Halesowen Bus Station, Cradley Heath train station, and easy access to the M5 motorway, providing straightforward routes to surrounding towns and cities.

The property itself features a generous driveway to the front, with secure gated access to the rear garden. Internally, the accommodation comprises an entrance porch, a dining room with stairs rising to the first floor, and double opening doors leading through to the lounge. The kitchen is fitted and includes integrated appliances. To the first floor are three well-proportioned bedrooms and a family bathroom, with further stairs leading to a useful loft room. Externally, the rear garden is arranged over three tiers and offers a combination of lawned and patio areas, ideal for both relaxation and entertaining.

With its generous parking, practical layout, and excellent location, it is sure to attract a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this property has to offer. JH 03/02/2026 V1 EPC=E

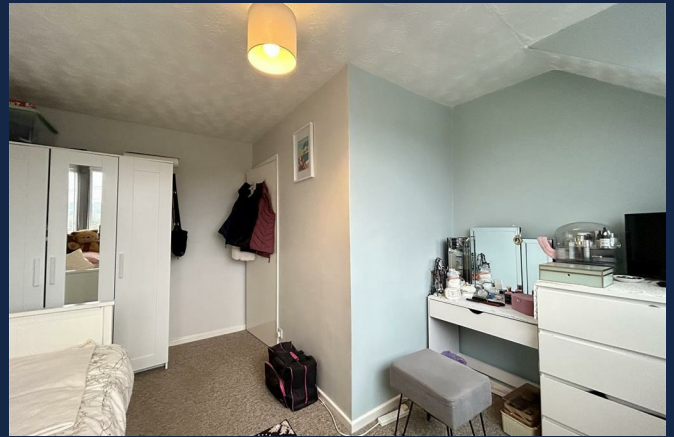












#### Approach

Via a block paved driveway with stone chipping borders, electric charger point, double glazed frosted front door into entrance porch.

#### Entrance porch

Door into front reception room.

#### Front reception room 9'6" x 15'8" (2.9 x 4.8)

Double glazed bow window to front, two central heating radiators, door to under stairs storage, double opening glass doors to rear reception room, stairs to first floor accommodation.

#### Rear reception room 16'4" x 10'2" (5.0 x 3.1)

Double glazed sliding patio door to rear, two central heating radiators, feature fire with surround, door to kitchen.

#### Kitchen 7'10" x 16'4" (2.4 x 5.0)

Double glazed obscured window to side, double glazed window to rear, double glazed obscured door to rear, vertical central heating radiator, matching wall and base units with roll top work surface over, splashback tiling to walls, fridge freezer, integrated oven and grill, tumble dryer, integrated washing machine, integrated dishwasher, integrated gas hob with extractor over, sink with mixer tap and drainer.











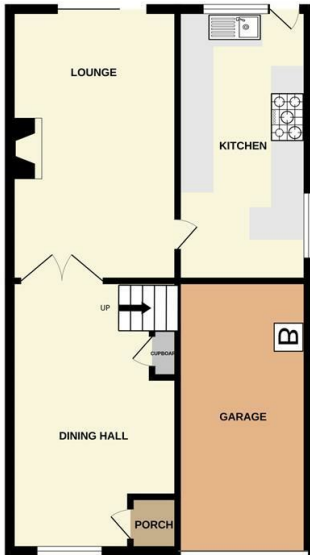








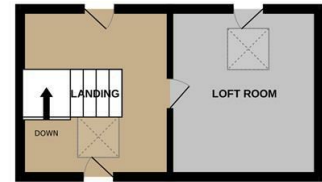
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### First floor landing

Double glazed window to side, central heating radiator, fitted storage cupboard, doors to three bedrooms, bathroom and stairs to second floor.

#### Bathroom

Double glazed obscured window to side, vertical central heating towel rail, low level flush w.c., pedestal wash hand basin with mixer tap, bath with electric shower over.

#### Bedroom one 10'5" x 10'2" (3.2 x 3.1)

Double glazed window to rear, central heating radiator, cupboard to under stairs storage.

#### Bedroom two 12'1" max 5'6" min x 10'9" max 6'10" min (3.7 max 1.7 min x 3.3 max 2.1 min)

Double glazed window to front, central heating radiator.

#### Bedroom three 13'5" x 7'10" (4.1 x 2.4)

Double glazed window to rear, central heating radiator.

#### Loft room 11'1" x 9'2" (3.4 x 2.8)

Stairs leading to the loft room with two storage cupboards, door way into study, velux window,

#### Study 10'5" x 9'2" (3.2 x 2.8)

Velux window, doors to eaves storage.

#### Rear garden

The garden has three tiers with the first being a patio area, second tier is also a patio area with a lawn to the third tier.

#### Garage 8'6" x 16'4" (2.6 x 5.0)

Up and over garage door and houses the fuse box and central heating boiler.

#### 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 your 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.

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