

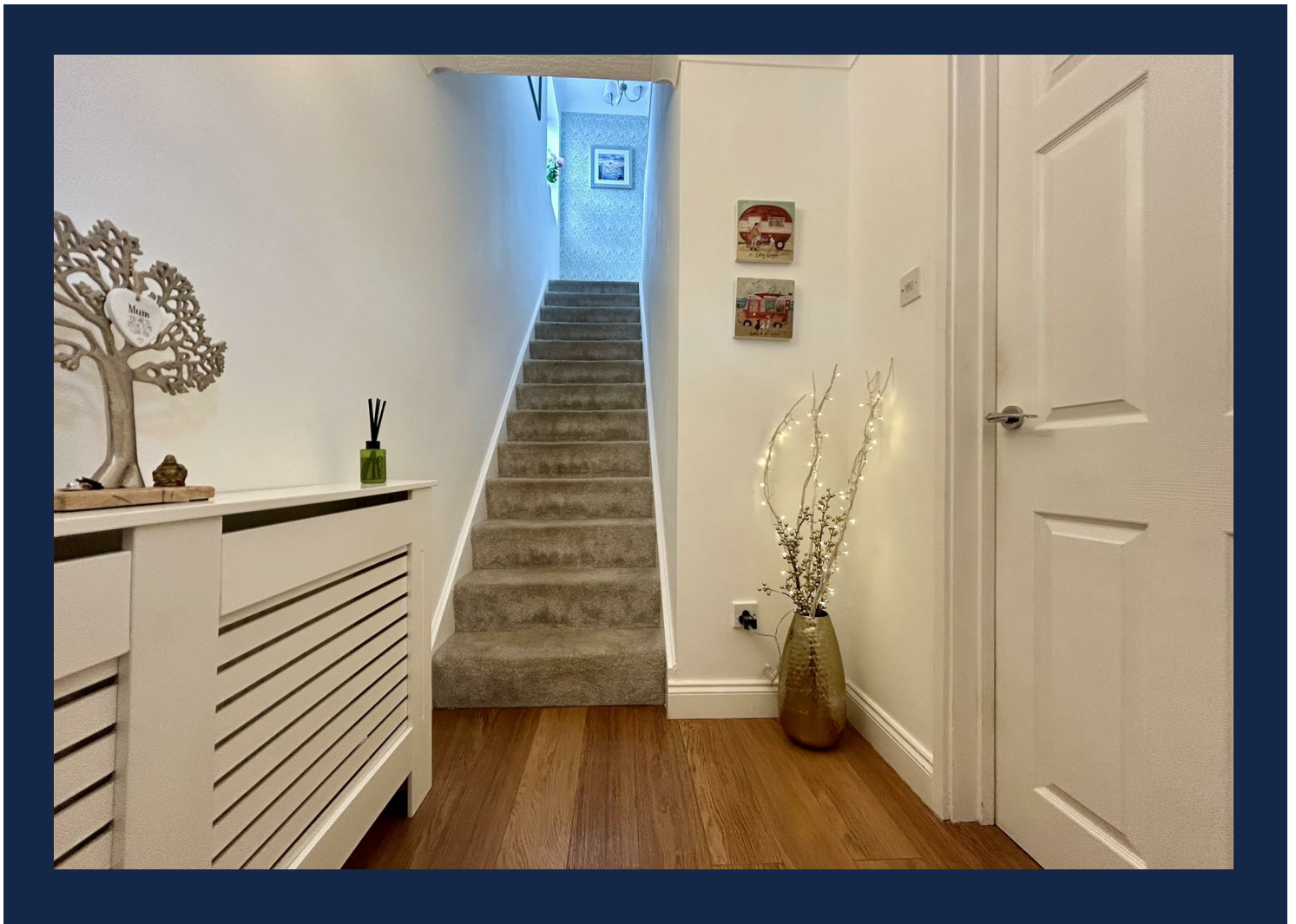
Grove.

FIND YOUR HOME



9 Stanmore Grove
Halesowen,
West Midlands
B62 0HG

Offers In The Region Of £315,000



Situated on Stanmore Grove in Halesowen, this well presented home offers move in ready accommodation in a quiet residential setting, tucked away from through traffic while remaining conveniently positioned for Halesowen town centre and the sought after Lapal area. The property is also within easy reach of well regarded schools and the popular Leasowes Park.

The property benefits from a driveway and front lawn, providing a welcoming approach to the home. Internally, there is an entrance porch and hallway leading into the spacious L shaped reception room, which provides ample space for both lounge and dining areas. French doors open directly onto the rear garden, creating a seamless connection between the living and outdoor spaces. The kitchen is accessed from the reception room and benefits from a range of integrated appliances. The inner hallway provides access to the downstairs WC, as well as internal access to the garage. Upstairs are three well proportioned bedrooms and a family bathroom. The landscaped rear garden is particularly well suited to entertaining, featuring a block paved patio, additional decked seating area and a stone chipped section with a dedicated bar. The remainder of the garden is laid to lawn and bordered by established shrubs, creating a pleasant and versatile outdoor space.

Whether you are looking to buy or rent, this attractive home offers comfortable accommodation, a fantastic garden and a peaceful location, whilst remaining close to local amenities and green spaces. Early viewing is highly recommended. JH
09/09/2026







Approach

Via a block paved driveway with lawn to the side, access to rear garden via wrought iron gate, double glazed door into porch.

Porch

Double glazed windows to surround, cupboard housing electric meter, obscured door into entrance hall.

Entrance hall

Stairs to first floor accommodation, central heating radiator, coving to ceiling, door into L shaped reception room.

L shaped reception room 11'9" min 15'1" max x 25'11" (3.6 min 4.6 max x 7.9)

Double glazed bow window to front, double glazed patio door to rear, double glazed window to rear, inset ceiling spotlights, two central heating radiators, under stairs storage with fitted shelving, electric fire with surround, door into the kitchen.

Kitchen 7'10" x 14'1" (2.4 x 4.3)

Double glazed window to rear, double glazed obscured door to side, central heating radiator, wall and base units with square top surface over, splashbacks to match, splashback tiling, integrated oven, grill, microwave and hob, extractor fan over, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, door to inner hall.

Inner hall

With door to garage and downstairs w.c.











Downstairs w.c.

Double glazed obscured window to side, central heating radiator, low level flush w.c.

Garage 14'9" x 8'6" (4.5 x 2.6)

Up and over door to front, central heating radiator, central heating boiler, work surface over with space for washing machine and tumble dryer.

First floor landing

Double glazed obscured window to side, coving to ceiling, access to loft space, door to airing cupboard and further doors radiating to three bedrooms and shower room.

Shower room

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

Bedroom one 8'6" x 10'5" (2.6 x 3.2)

Double glazed window to rear, central heating radiator, coving to ceiling, doors into built in wardrobes.

Bedroom two 8'2" x 13'1" (2.5 x 4.0)

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

Bedroom three 6'6" x 9'10" (2.0 x 3.0)

Vertical central heating radiator, double glazed window to front, coving to ceiling, double opening doors to fitted wardrobe over the stair bulk head.

Rear garden

Stone chipping and block paved patio area with steps up to the lawn being bordered with a variety of shrubs, raised decked and stone chipping patio areas and an outdoor bar.

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



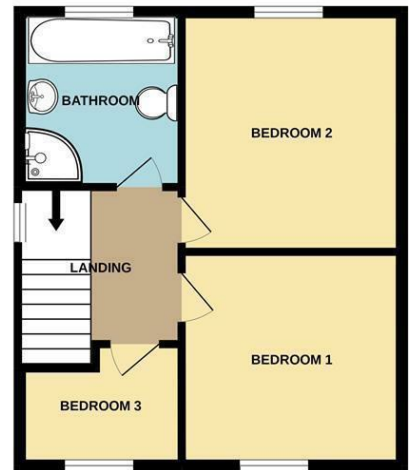




GROUND FLOOR



1ST 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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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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