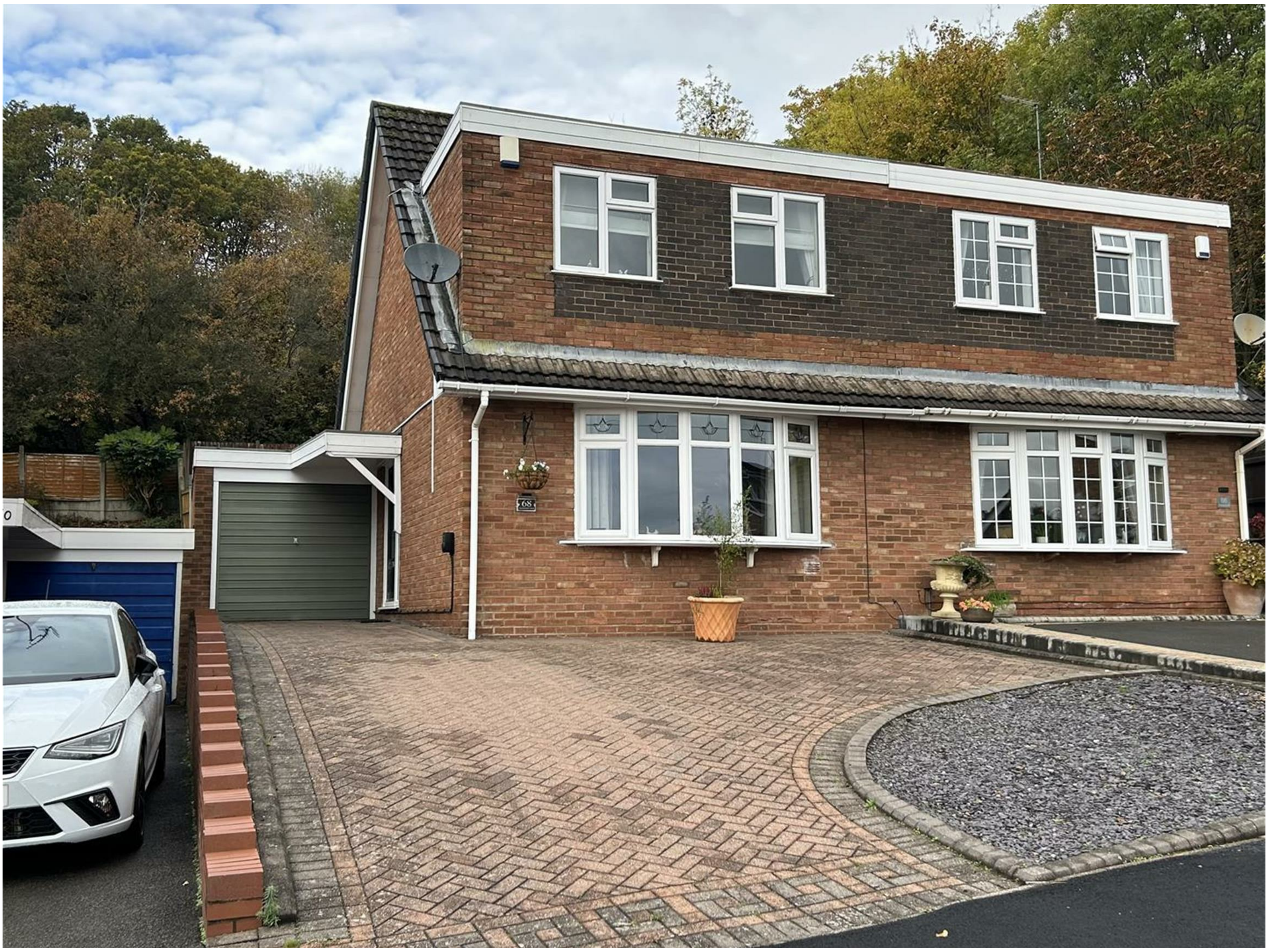
Grove.

FIND YOUR HOME



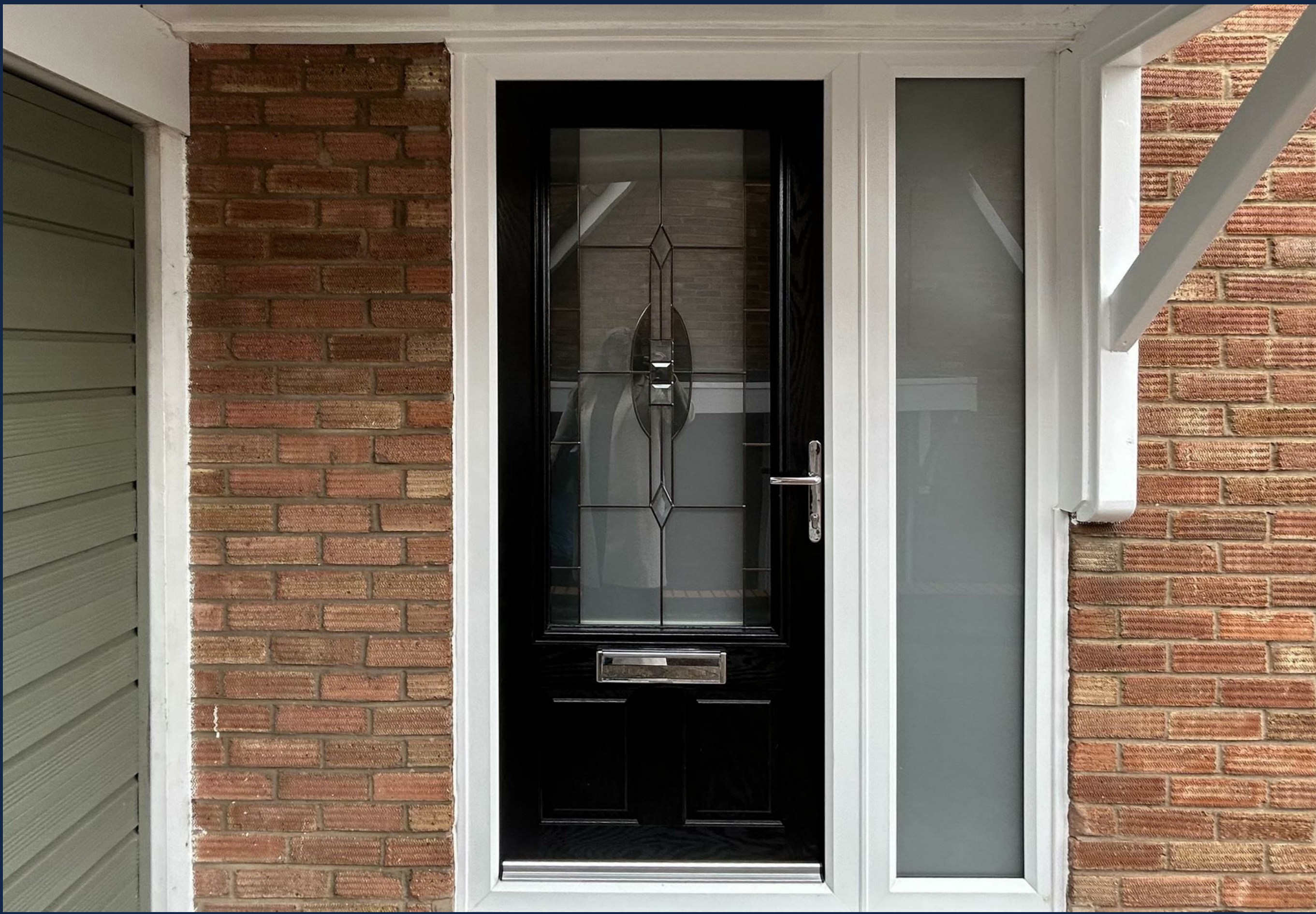
68 Chatsworth Road

Halesowen,

West Midlands

B62 8TA

Offers Over £260,000

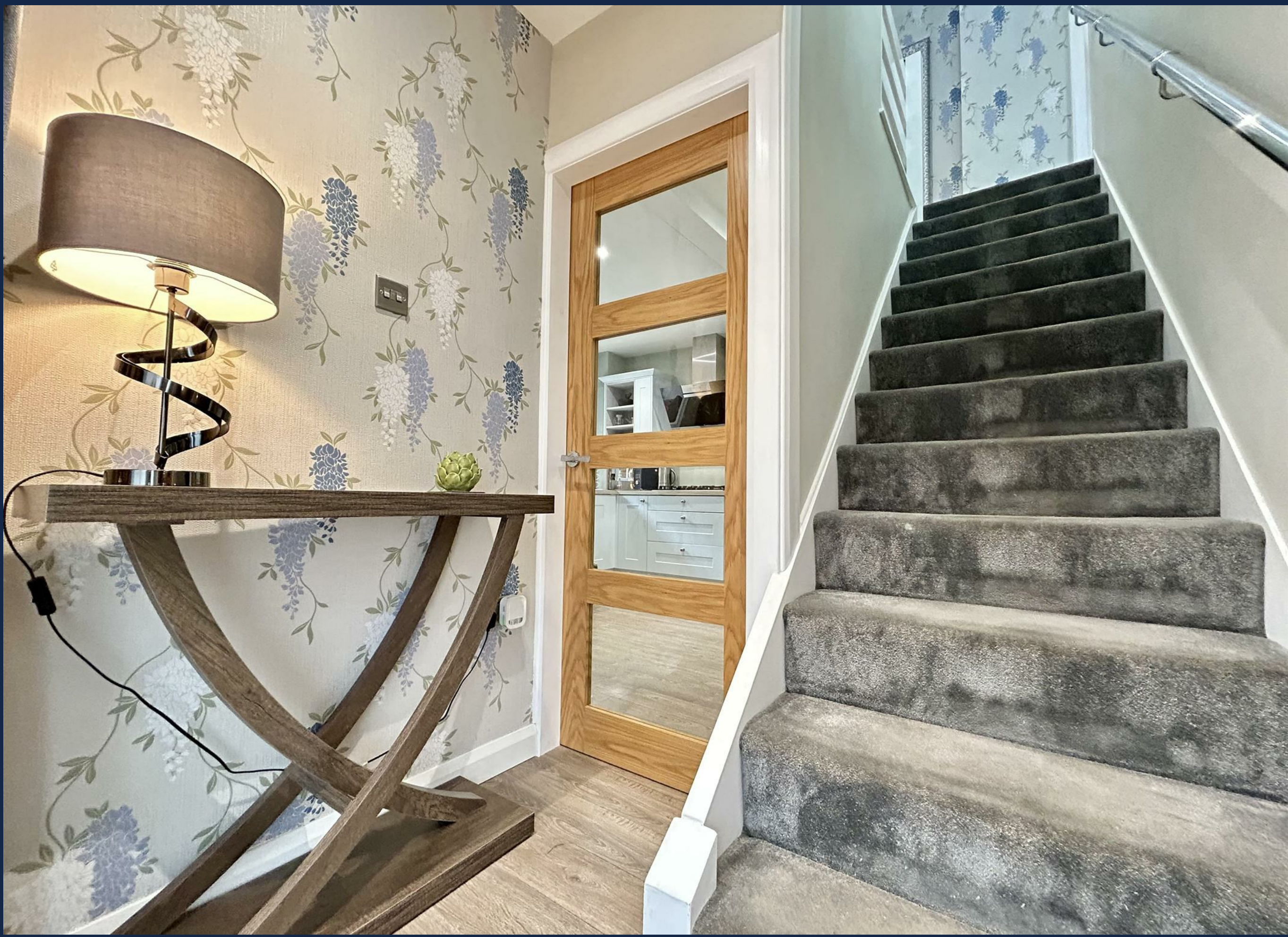


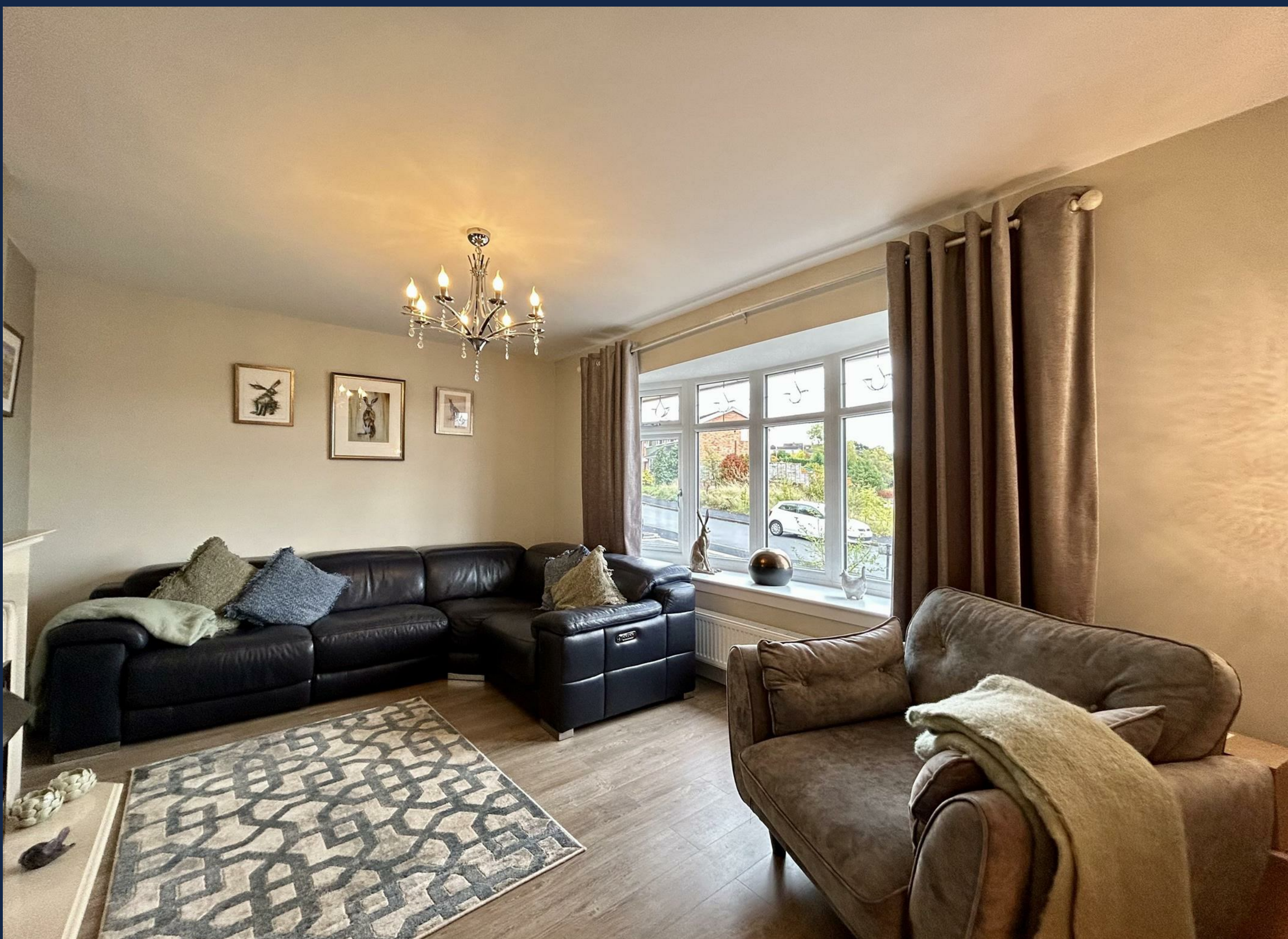
In a highly sought-after location, this attractive semi-detached home on Chatsworth Road offers the perfect blend of convenience and comfort. With local shops, well-regarded schools, and picturesque parks all within easy reach, the area is known for its welcoming community and pleasant surroundings - an ideal setting for family living.

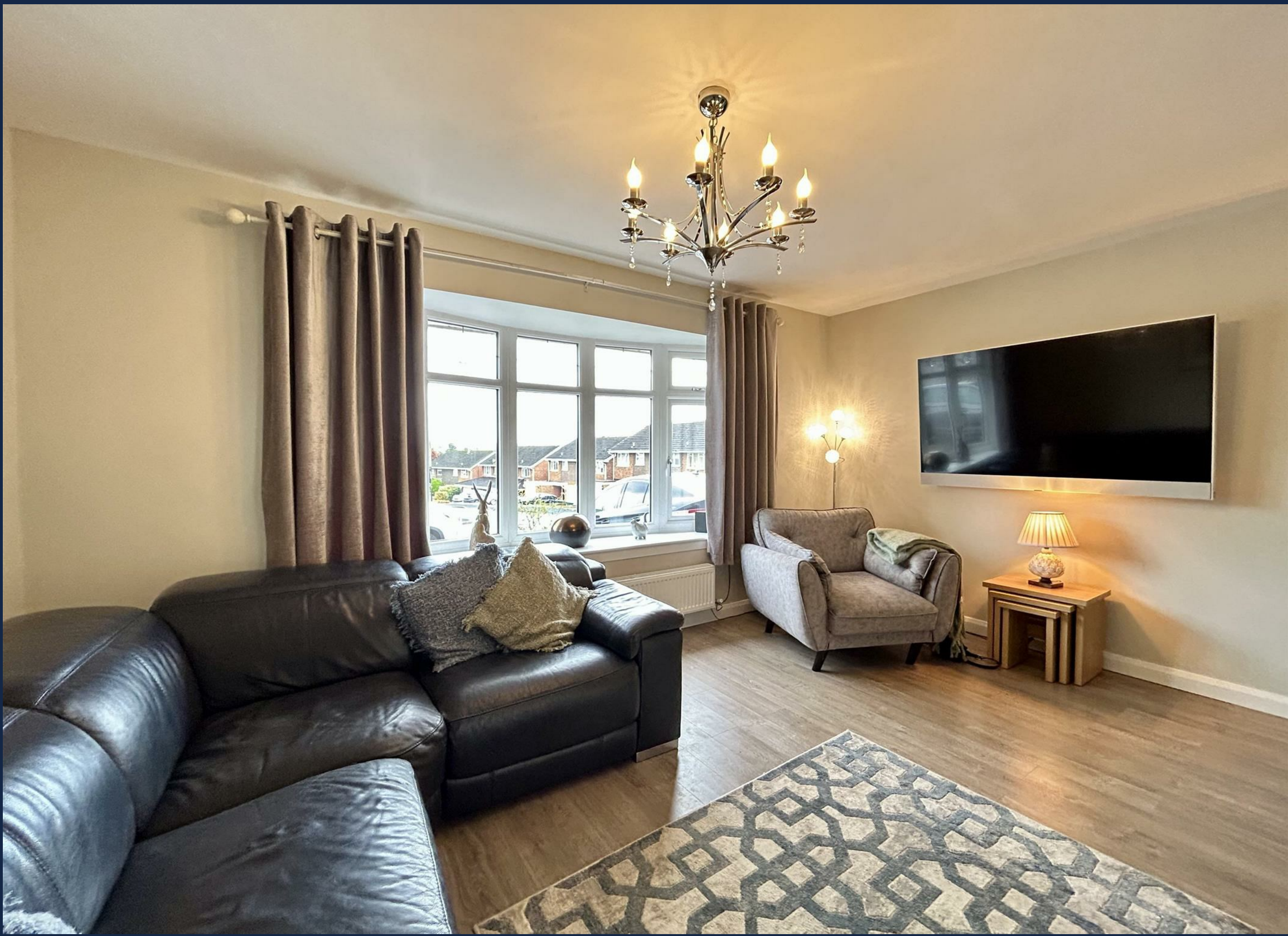
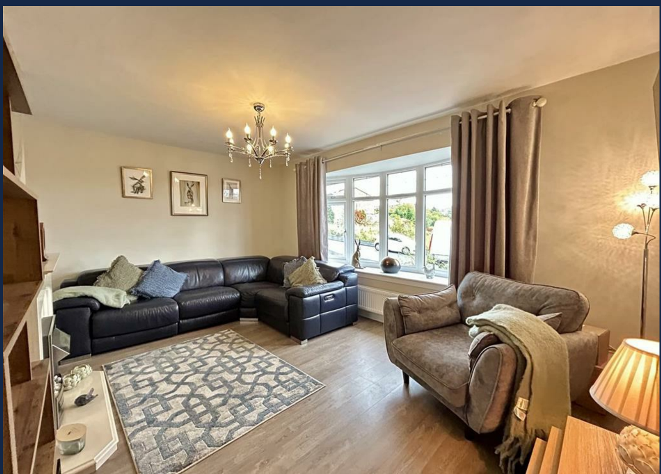
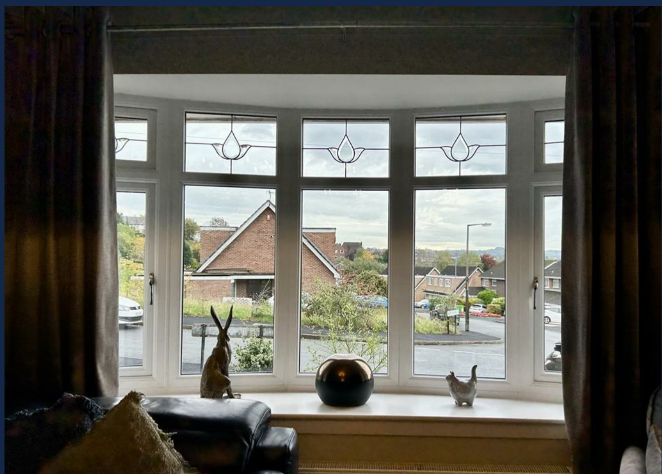
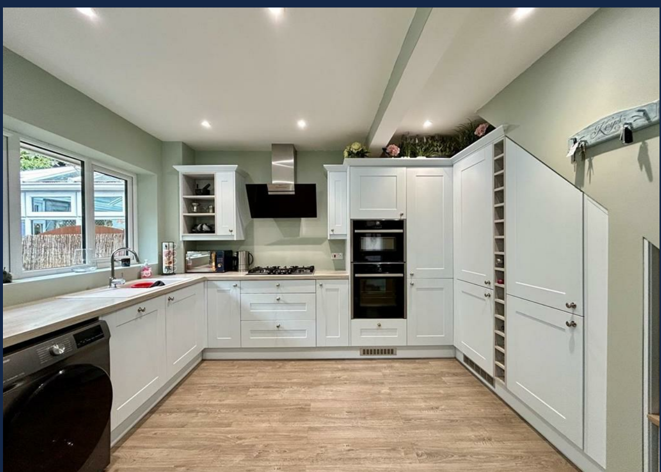
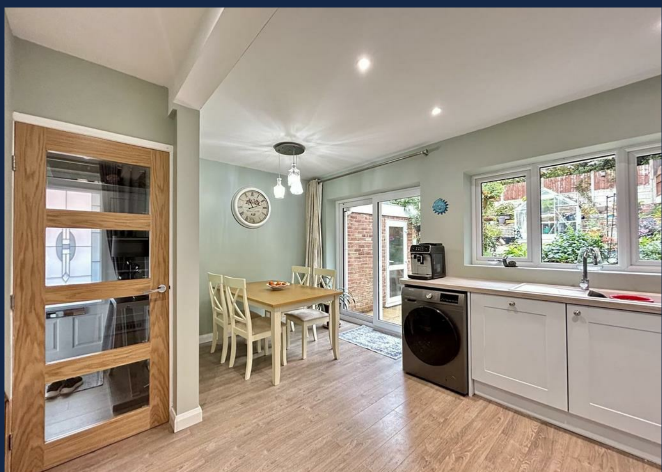
A standout feature of this property is its excellent parking provision, including a block-paved driveway accommodating multiple vehicles and an electric vehicle charging point.

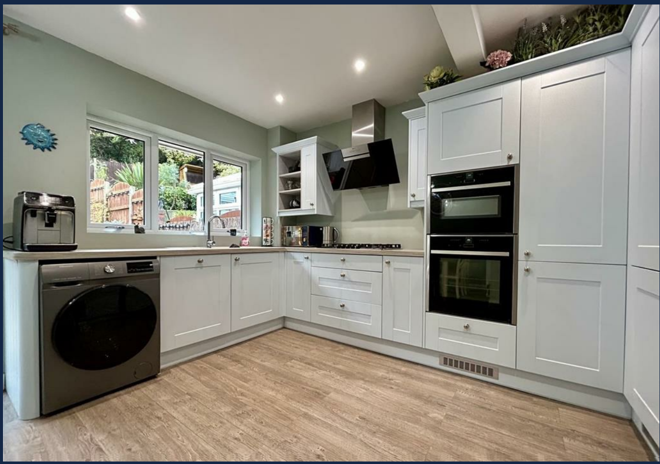
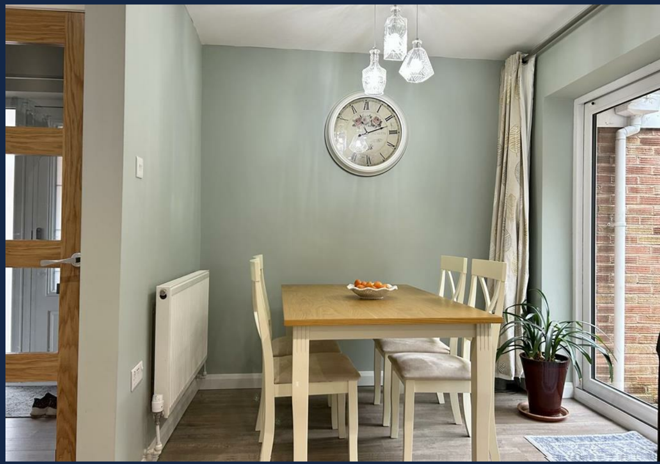
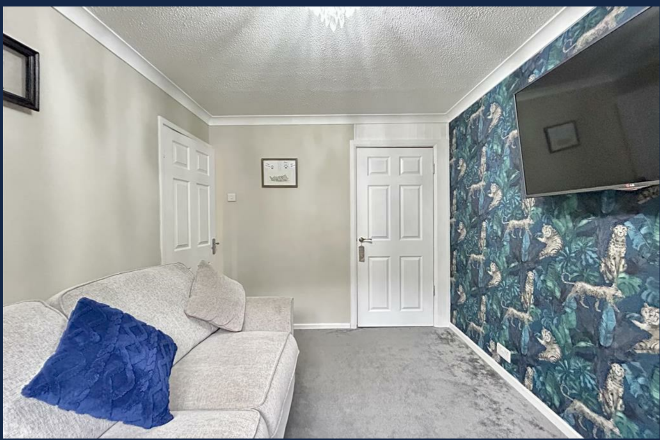
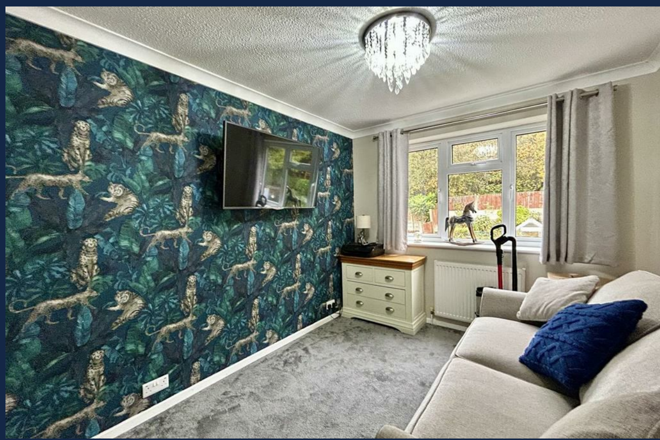
The accommodation briefly comprises of a welcoming entrance hall, front reception room, modern kitchen diner with integrated appliances, two well-proportioned bedrooms, and a family bathroom. The tiered rear garden enjoys a mix of lawn and mature shrubs, with convenient access to the garage.

In summary, this lovely home on Chatsworth Road presents a fantastic opportunity to purchase a well-maintained property in one of Halesowen’s desirable locations - perfect for first-time buyers, downsizers, or small families alike. JH 24/10/2025 V1 EPC=D





Approach
Via block paved driveway with stone chipping borders, electric vehicle charger up and over garage door and a double glazed obscured door into entrance hall.

Entrance hall
Stairs to first floor accommodation, glass door into the reception room room and kitchen diner.

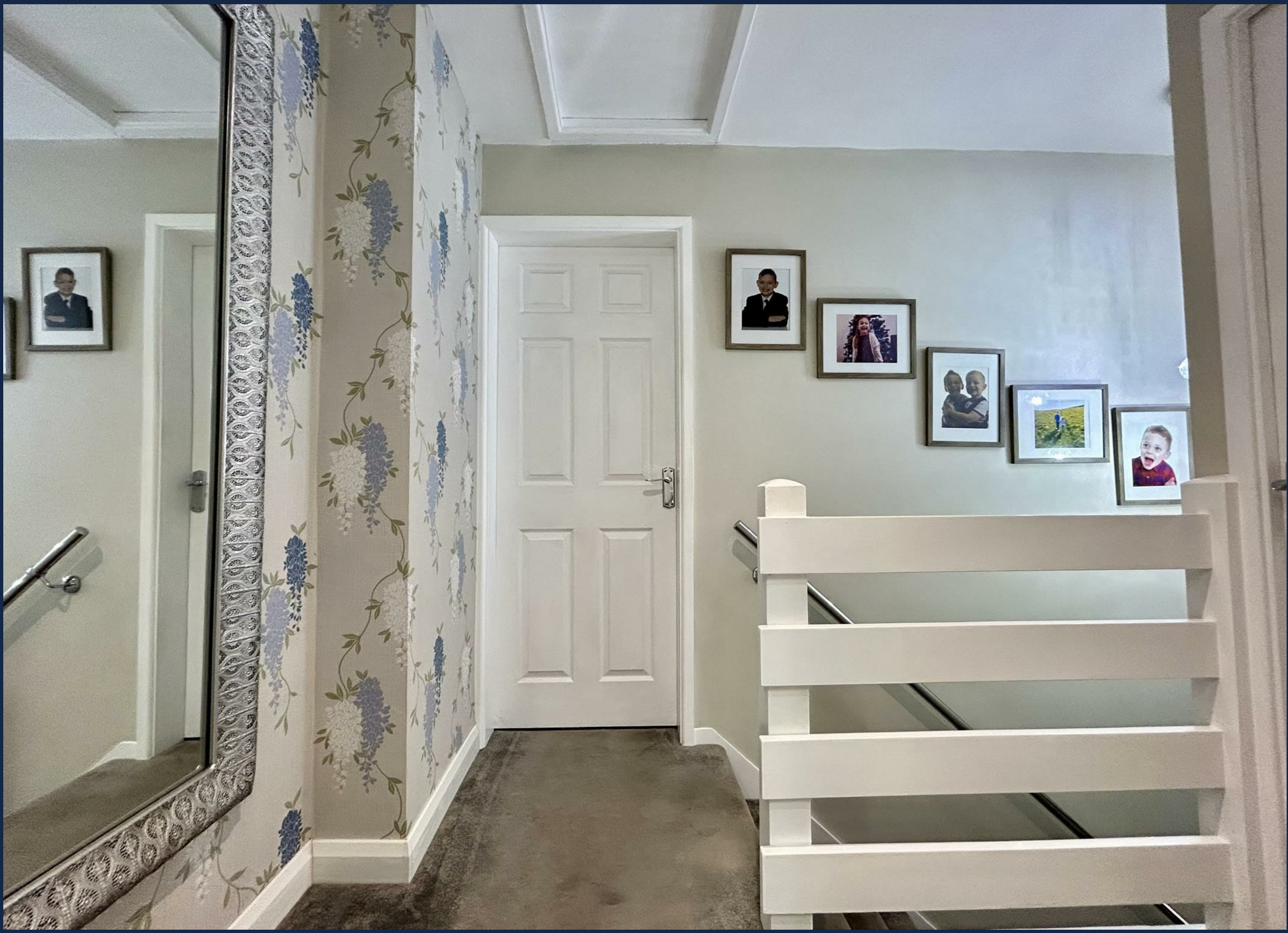
Reception room 10'5" min 10'9" max x 15'8" (3.2 min 3.3 max x 4.8)
Double glazed bow window to front, central heating radiator, electric fire with surround.

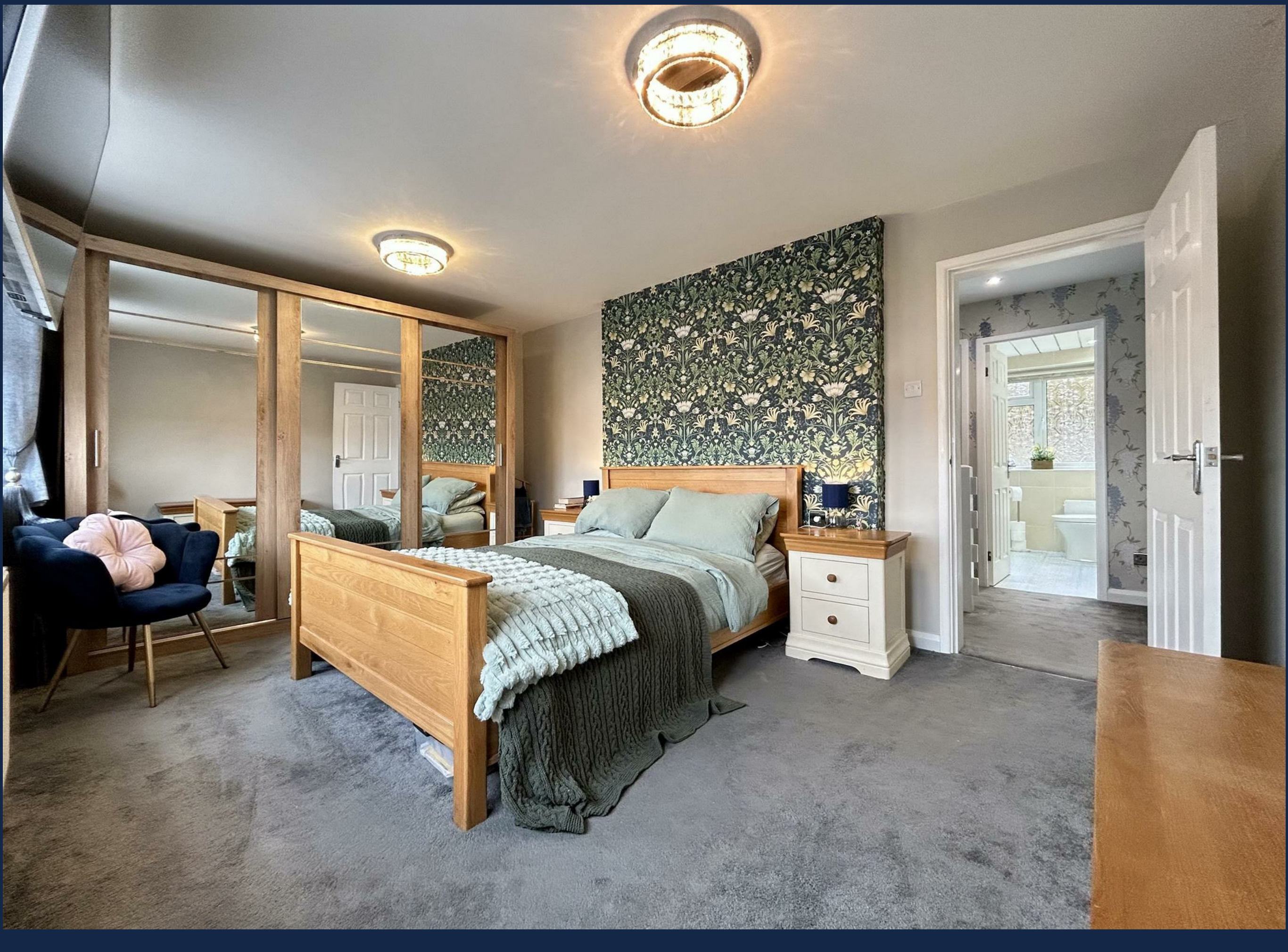
Kitchen 10'9" min 15'5" max x 7'10" min 13'9" max (3.3 min 4.7 max x 2.4 min 4.2 max)
Double glazed window to rear, double glazed sliding patio door to rear, central heating radiator, matching wall and base units with wood effect surface over, sink with mixer tap and drainer, space for washing machine, integrated dishwasher, double oven, gas hob, extractor, integrated fridge freezer.

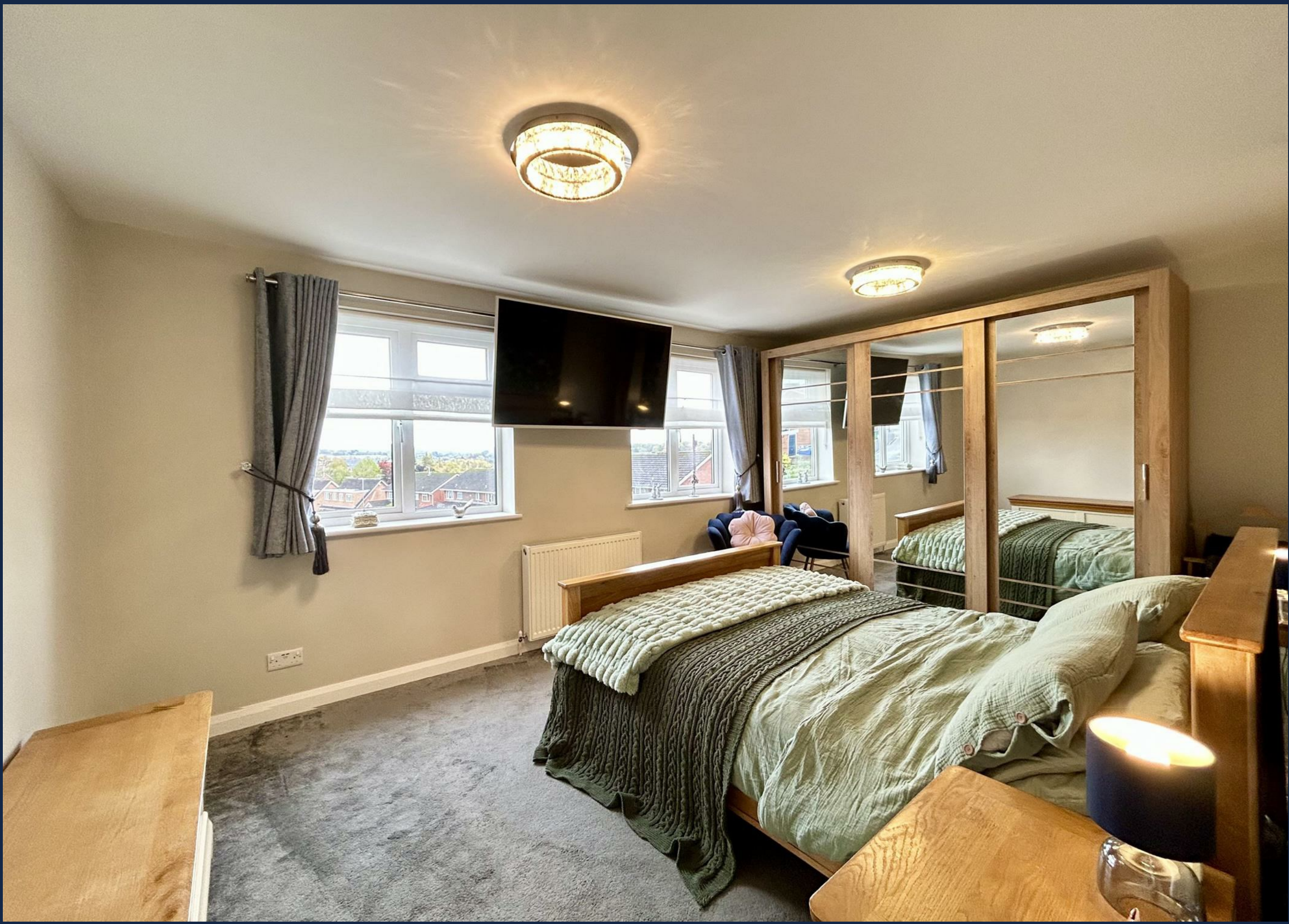
First floor landing
Loft access hatch, airing cupboard housing combination boiler, doors into two bedrooms and family bathroom.

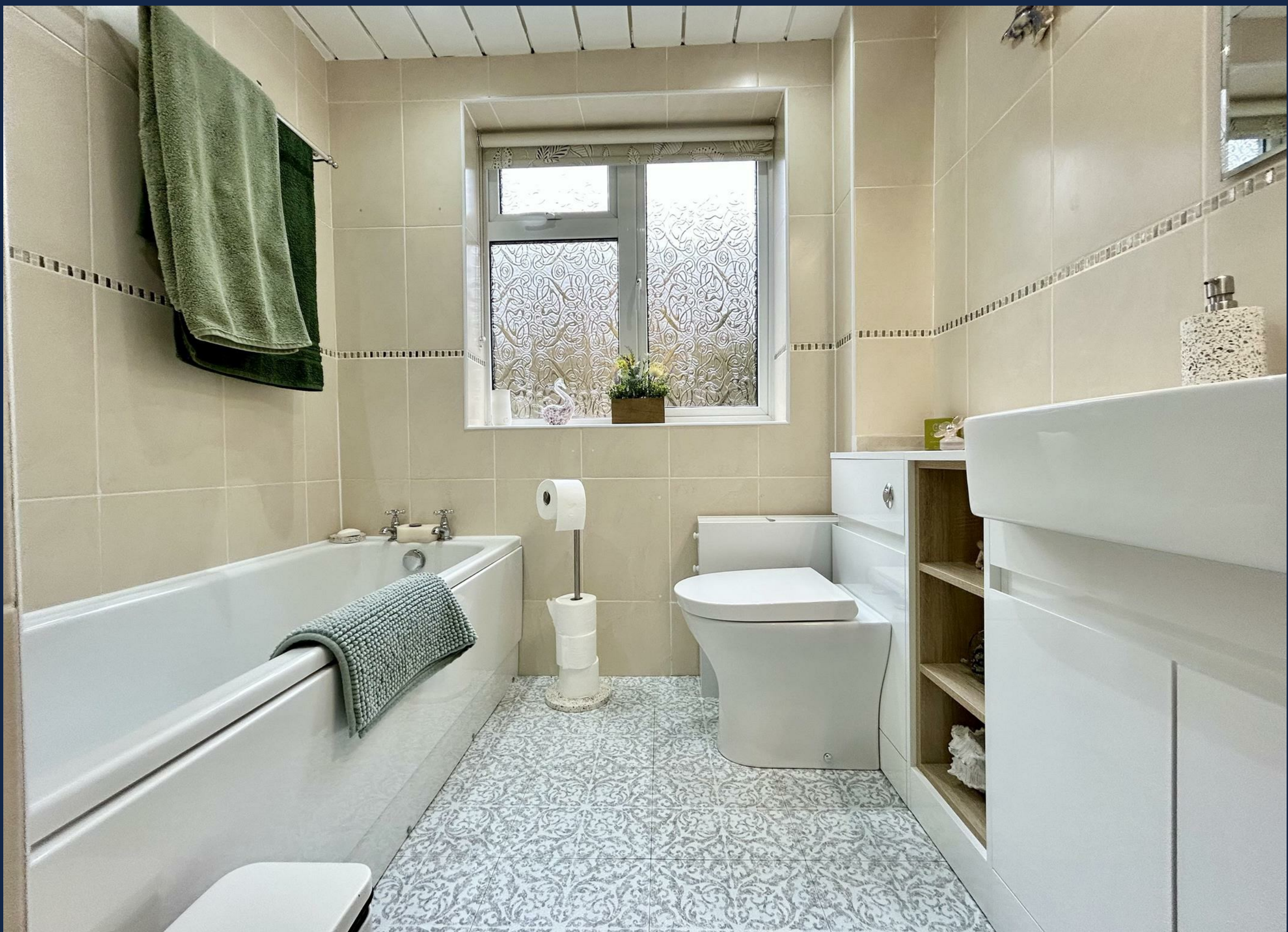
Bedroom one 10'9" max 10'5" min x 15'8" (3.3 max 3.2 min x 4.8)
Two double glazed windows to front, central heating radiator.

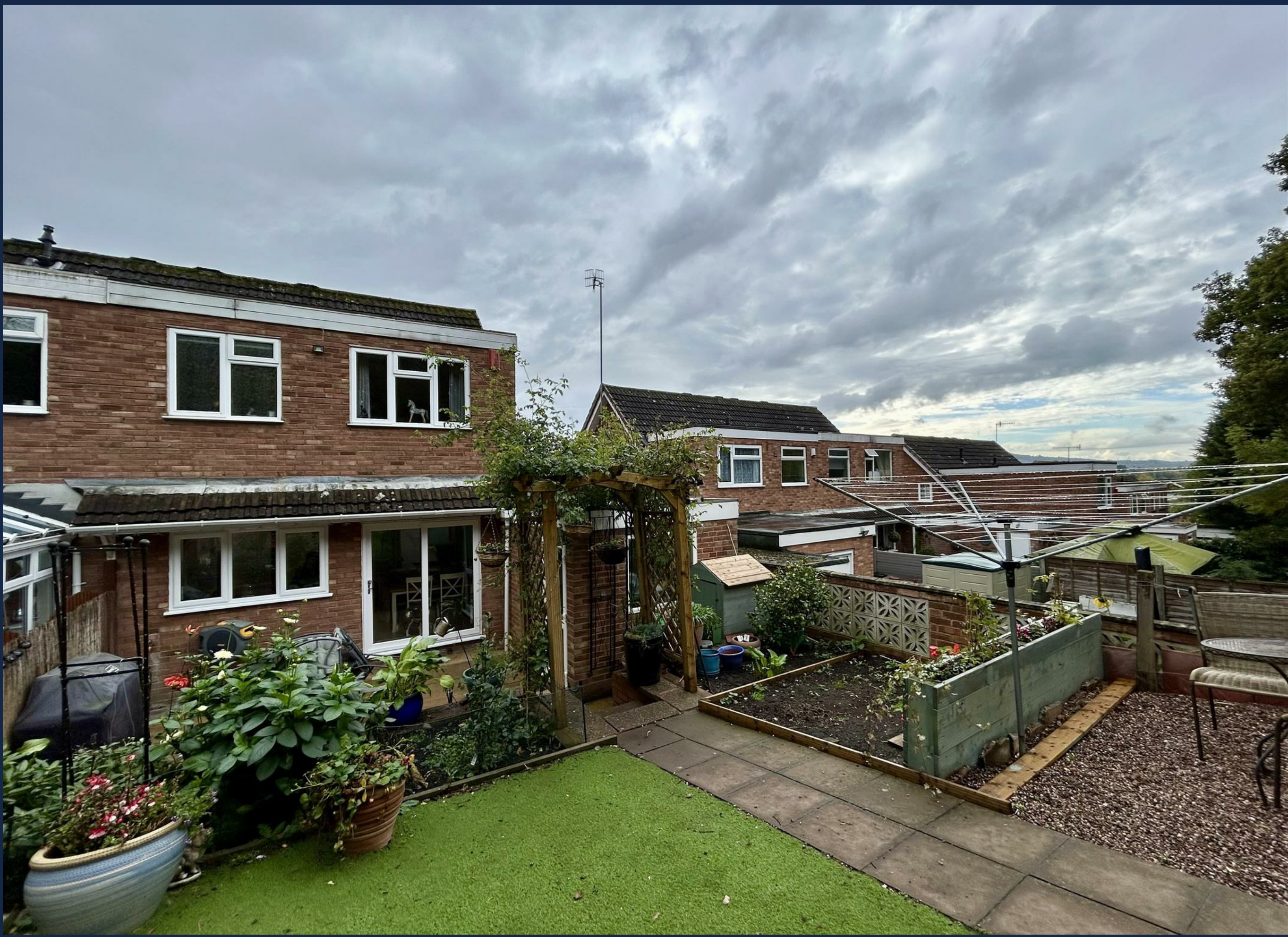
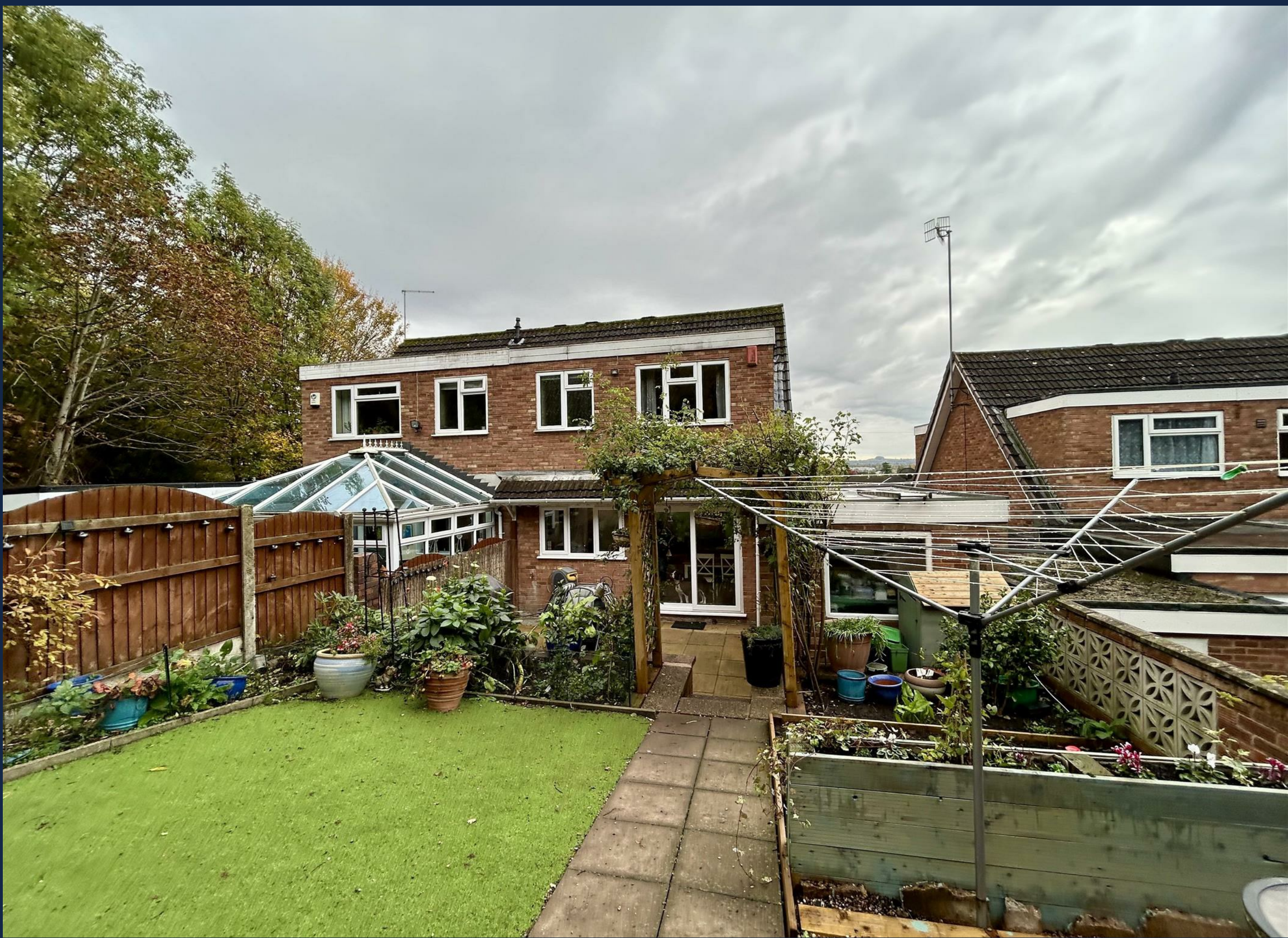
Bedroom two 10'9" x 8'6" (3.3 x 2.6)
Double glazed window to rear, central heating radiator, coving to ceiling, built in cupboard.



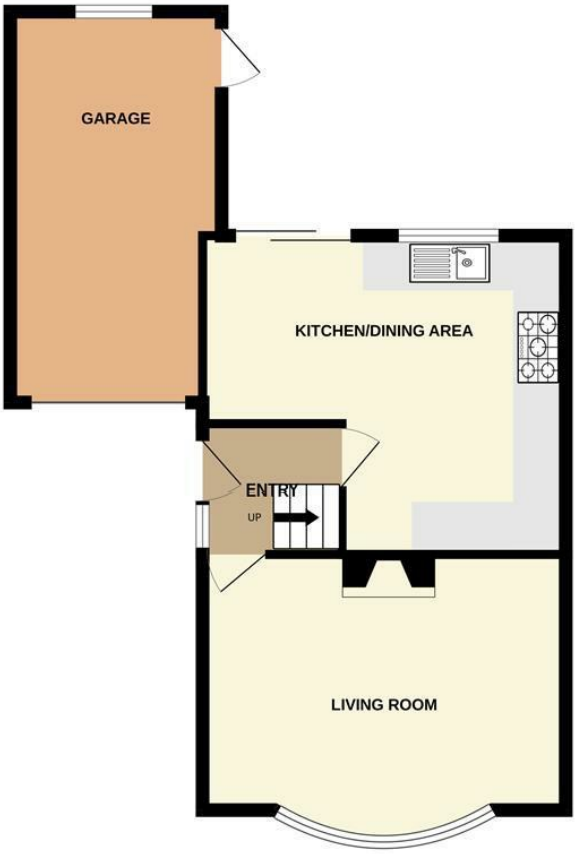




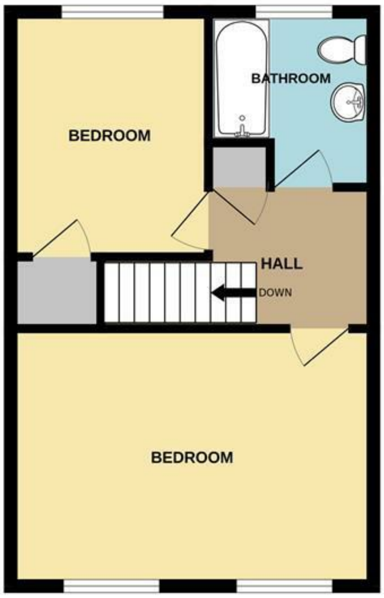


GROUND FLOOR



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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Bathroom
Double glazed obscured window to rear, vanity unit with low level flush w.c., wash hand basin with mixer tap, complementary tiling to walls, vertical central heating towel rail, bath with shower over.

Garage
Up and over garage door, double glazed obscured window to rear, power, fuse box, electric and gas meter, double glazed obscured door to rear garden.

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.

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