Grove.

FIND YOUR HOME

29 The Hawnelands

Halesowen,

West Midlands

B63 3RT

Offers In The Region Of £260,000

Welcoming Semi-Detached Home in The Hawnelands, Halesowen

Nestled within the quiet cul-de-sac of The Hawnelands in Halesowen, this well-presented semi-detached property offers an ideal opportunity for both families and first-time buyers. Known for its strong sense of community and excellent accessibility, the area is highly regarded for its convenience to local amenities, schools, and transport links, making it an attractive choice for those seeking a friendly, well-connected neighbourhood.

The home features a tidy tarmacadam frontage complemented by a variety of mature shrubs, providing both curb appeal and privacy. A secure side gate leads to the rear garden, while the front door opens into a useful entrance porch. Inside, the entrance hall includes a cloakroom and staircase to the first floor, as well as double doors opening into a generous lounge. This bright and welcoming space offers direct access to the rear garden, making it perfect for both everyday living and entertaining. The kitchen is located just off the living room and offers convenient access to a side passageway, which in turn leads to a useful garage/store—ideal for additional storage or workspace. Upstairs, the home boasts three well-proportioned bedrooms and a family bathroom. Two of the bedrooms enjoy far-reaching views across the surrounding area, adding a sense of openness and light. Outside, the rear garden is low-maintenance with block paving, enclosed by fencing to provide a private outdoor retreat that can be enjoyed year-round.

In summary, this semi-detached home in The Hawnelands combines practical living space with a sought-after location. With its spacious layout, versatile garden, and excellent potential, it's a property where lasting memories can be made. Early viewing is highly recommended to appreciate all that this lovely home has to offer. JH 15/09/2025 EPC=E









Approach
Via tarmacadam driveway with block paved borders, double glazed front door with double glazed window leading to entrance porch.

Entrance porch
Obscured door and window into entrance hall.

Entrance hall
Electric storage heater, coving to ceiling, door to cloakroom with two double glazed windows to front, stairs to first floor accommodation, double opening glass doors into reception room.

Reception room 10'5" x 11'1" (3.2 x 3.4)
Double glazed sliding patio door to rear, electric storage heater, coving to ceiling, electric fire with surround, door to kitchen.

Kitchen 14'9" x 6'6" (4.5 x 2.0)
Double glazed window to rear, electric storage heater, double glazed obscured door to side, wood wall and base units with roll top surface over, splashback tiling to walls, sink with mixer tap and drainer, oven, space for washing machine and half height fridge.

First floor landing
Loft access, airing cupboard housing water cylinder, doors to bedrooms and bathroom.


29

Bedroom one 9'10" x 14'1" (3.0 x 4.3)
Double glazed window to rear, electric storage heater, double opening doors to fitted wardrobe.

Bedroom two 9'10" x 10'5" (3.0 x 3.2)
Double glazed window to front, electric storage heater, single door to fitted wardrobe.

Bedroom three 10'5" x 7'10" (3.2 x 2.4)
Double glazed window to rear, electric storage heater.

Bathroom
Double glazed obscured window to front, P shaped bath with shower over, vanity set with w.c. and wash hand basin with mixer tap, complementary tiling to walls.

Rear garden
Slabbed patio area, block paved patio and side borders.

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

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.