

# Grove.

FIND YOUR HOME



265 Stourbridge Road  
Halesowen,  
West Midlands  
B63 3QU

Offers In The Region Of £265,000



On the central Stourbridge Road in the town of Halesowen, this house presents an excellent opportunity for families or people upsizing. This home is ideally situated, providing easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking a vibrant community atmosphere. The house is designed to cater to modern living, offering a blend of comfort and practicality. Additionally, the property includes parking for two vehicles.

The property comprises of tarmacadam driveway to the front, with steps to the front door. The cellar can be accessed via a hatch to the front. On the ground floor is a hallway, embellished with Minton tiling and doors into a a reception room, downstairs w.c. and shower room, kitchen and stairs to the first floor. The modernised kitchen gives access to the veranda, reception room two and utility. The reception room also offers stairs to the first floor. Upstairs are three double bedrooms and two shower rooms. The rear garden is easily maintained.

Whether you are looking to settle down or invest, this property on Stourbridge Road is a wonderful option that should not be missed. JH 28/01/2026 V3 EPC=C







#### Approach

Via tarmacadam driveway, hatch to cellar, slabbed area with steps to double glazed front door leading to entrance hall.

#### Entrance hall

Central heating radiator, minton floor tiling, stairs to first floor accommodation, doors to downstairs shower room, kitchen and front reception room.

#### Front reception room 13'9" x15'1" (4.2 x4.6)

Double glazed bay window to front, coving to ceiling, picture rail, ceiling rose, central heating radiator.

#### Shower room

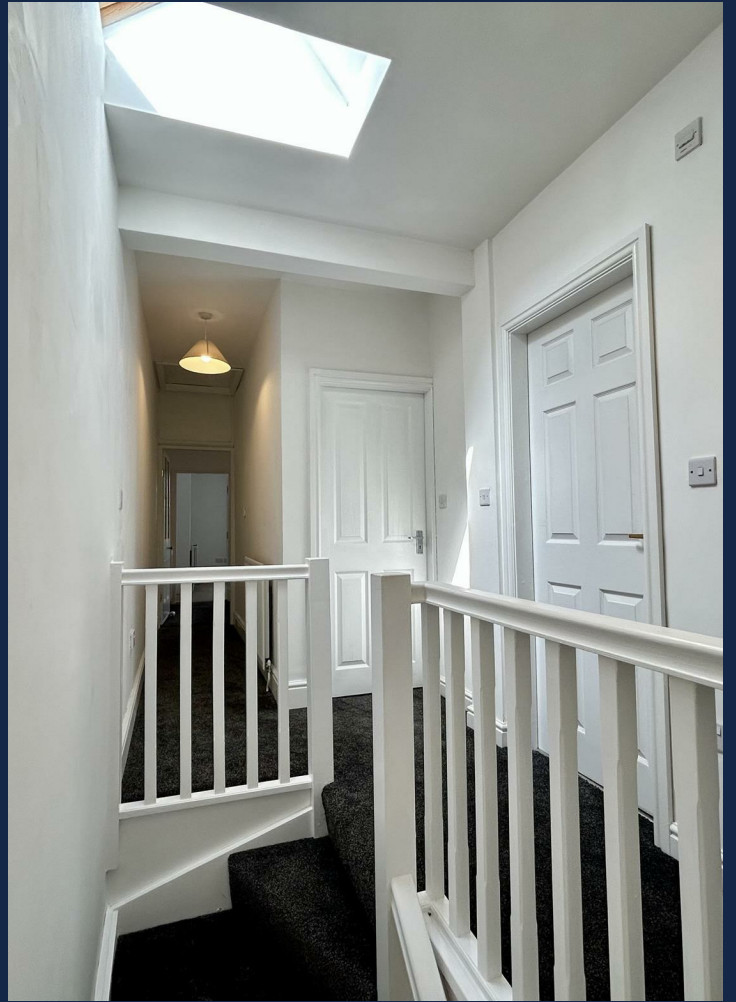
Corner shower, low level flush w.c., vertical central heating radiator, vanity style wash hand basin, door to steps into cellar and is boarded with hatch leading to front of property.

#### Kitchen 11'1" x 11'9" (3.4 x 3.6)

Double glazed window to side, coving to ceiling, dado rail, high gloss slow close wall and base units, surface over, integrated oven, gas hob, extractor, splashback tiling to walls, one and a half bowl sink and drainer with mixer tap, integrated dishwasher, doors into utility, reception room and verandah.

#### Utility

Plumbing for washing machine and space for white goods.







**Verandah 4'7" x 15'5" (1.4 x 4.7)**

Tiled flooring, double glazed windows to surround, double glazed door to rear garden, double glazed window into rear reception room.

**Rear reception room 11'1" x 20'8" (3.4 x 6.3)**

Double glazed double opening French doors to rear garden, double glazed windows to either side and above, two double glazed windows to side with one facing the verandah and one facing the garden, two central heating radiators, inset ceiling spotlights, stairs to first floor accommodation.

**First floor landing**

Loft access, central heating radiator, door to further landing area, door to two bedrooms and bathroom.

**Bathroom**

Double glazed obscured window to side, bath with electric shower over, pedestal wash hand basin, low level flush w.c.

**Bedroom two 11'1" x 11'5" (3.4 x 3.5)**

Double glazed window to rear, central heating radiator.

**Bedroom three 11'5" x 11'9" (3.5 x 3.6)**

Double glazed window to side and rear, central heating radiator, coving to ceiling, door to second landing area.

**Second landing area**

Vertical central heating radiator, door into bathroom and master bedroom, stairs leading down to the entrance hall.

**Bathroom**

Double glazed window to side, low level flush w.c., vanity style wash hand basin with mixer tap, bath with shower over.

**Master bedroom 13'5" x 11'9" (4.1 x 3.6)**

Double glazed window to front, central heating radiator.

Rear garden  
Slabbed patio area with steps to further patio area with stone chippings, door into outside gardeners w.c./outhouse.

#### 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.

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