

# Grove.

FIND YOUR HOME



30 Grange Road  
Halesowen,  
West Midlands  
B63 3EQ

Offers Over £350,000



This stunning period property located on Grange Road Halesowen, boasts two spacious reception rooms and an additional conservatory, which makes it perfect for entertaining guests. The three generously sized bedrooms and additional study allows ample space for everyone. This property benefits from impressive traditional features throughout and is located in close proximity to an abundance of local shops and amenities, great transport links and schools.

The property comprises of tarmac driveway to the front, which reaches the garden via gate. Internally, the entrance porch leads to an entrance hall with classic Minton tiles and feature archways. This hall gives access to two reception rooms, one being a dual aspect lounge-diner, downstairs w.c. and cellar. Accessed through the diner, the kitchen offers plenty of space and conveniently allows access to the conservatory through a rear porch area. On the first floor are three bedrooms, the main bedroom offering a balcony with two double opening doors, and a family bathroom. On the second floor is stair access to a study area and loft storage. To the rear of this lovely plot, is a lawned garden.

Don't miss out on the opportunity to own this beautiful home. Book a viewing today and envision the endless potential this property has to offer. AF 6/5/26 V1 EPC=D







#### Approach

Via gated tarmac driveway to the side of the property, bordered lawn and Cotswold stone wall to front, hedge to the left, slabbed step up to the porch area having door, picture rail, coving to ceiling, minton tiled floor, further door to:

#### Entrance hall

Minton tiled floor, central heating radiator, stairs to first floor accommodation, door to two reception rooms and downstairs w.c., stairs to cellar, two feature archways and picture rails.

#### Lounge 15'1" x 15'5" into bay (4.6 x 4.7 into bay)

Double glazed bay window to front, double glazed window to side, central heating radiator, decorative ceiling coving, dado rails, feature fireplace.

#### Downstairs w.c.

Double glazed obscured window to side, half wall tiling, pedestal wash hand basin with mixer tap, low level flush w.c., central heating radiator.

#### Cellar 14'5" x 14'5" (4.4 x 4.4)

Steps down to cellar providing useful storage space/workshop with electrics.

#### Reception two 13'5" min 15'8" max x 15'1" (4.1 min 4.8 max x 4.6)

Double glazed window to side, decorative ceiling coving, central heating radiator and plate racks.











**Kitchen 16'4" x 11'9" (5.0 x 3.6)**

Double glazed window to rear, door leading to the rear porch area, coving to ceiling, matching wooden wall and base units with work surface over, space for dishwasher and washing machine, space for American style fridge freezer, central heating boiler, one and a half bowl sink with drainer and mixer tap, integrated hob, integrated oven.

**Dining room 4'11" x 14'9" (1.5 x 4.5)**

In the dining area there are plate racks, coving to ceiling, central heating radiator, feature arch to wall, minton tiling, door to kitchen.

**Rear porch area 3'3" x 11'9" (1.0 x 3.6)**

French doors double glazed obscured to the side driveway, stained glass obscured window double glazed to the side.

**Conservatory 9'10" x 8'10" (3.0 x 2.7)**

Double glazed windows to surrounds, double glazed French doors to rear.

**First floor landing**

Double glazed window to side, coving to ceiling, doors to bedrooms, bathroom and stairs to second floor.

**Bedroom one 20'4" x 13'5" (6.2 x 4.1)**

Double glazed bow window to side, two double glazed patio doors leading to a balcony, two central heating radiators.

**Bedroom two 9'10" x 14'9" (3.0 x 4.5)**

Double glazed bow window to side, central heating radiator.

**Bedroom three 11'9" x 9'10" (3.6 x 3.0)**

Double glazed patio door to rear with double glazed side panels, central heating radiator.

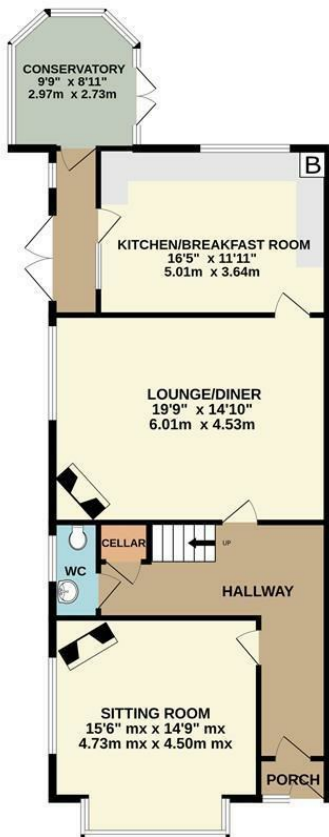
**Family bathroom**

Central heating radiator, under stairs storage cupboard, pedestal wash hand basin, w.c., built in bath with mixer tap.





GROUND FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



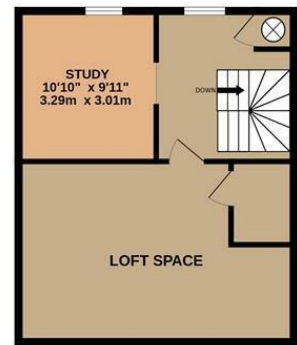
BASEMENT  
248 sq.ft. (23.1 sq.m.) approx.



1ST FLOOR  
685 sq.ft. (63.6 sq.m.) approx.



2ND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 2416 sq.ft. (224.5 sq.m.) approx.

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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#### Second stairs

Leading to landing with double glazed window to rear, storage cupboard housing water tank, doorway to study and further door to attic storage space and photographic dark room.

#### Study 8'6" x 11'1" (2.6 x 3.4)

Double glazed window to rear, central heating radiator.

#### Garden

Slabbed patio area with slabbed path leading to rear of garden with a large hedge to the side, side fence panels, gate from driveway leading to a block paved patio area and outside tap.

#### 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.

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