

Grove.

FIND YOUR HOME



25 Oak Barn Road
Hurst Green, Halesowen,
West Midlands
B62 9DN

Offers Over £300,000



A beautifully presented three bedroom home offering spacious and modern living. The property features an impressive open plan living and dining area, a stylish extended fitted kitchen, and a convenient downstairs W.C. Additional ground-floor benefits include a utility area and a dedicated home office.

Outside, the home boasts a large private rear garden, perfect for relaxing or entertaining, along with the added advantage of off road parking to the front.

The property is ideally located close to a range of local amenities, including well regarded schools, supermarkets, and independent shops. Halesowen town centre offers a variety of restaurants, cafés, and leisure facilities, while nearby green spaces and parks provide excellent opportunities for outdoor activities. The area also benefits from convenient transport links, with easy access to the motorway network and regular public transport services, making it ideal for commuters. JE V1 18/05/2026 V3 EPC=D







Approach

Via block paved driveway, double glazed door leading to porch.

Porch

Door giving access to entrance hall.

Entrance hall

Stairs to first floor accommodation, door to lounge diner.

Lounge area 12'1" min 14'5" max into bay x 10'5" (3.7 min 4.4 max into bay x 3.2)

Double glazed bay window to front, central heating radiator, t.v. point.

Dining area 13'5" x 11'1" (4.1 x 3.4)

Double glazed patio door to rear, central heating radiator, door to under stairs storage.

Kitchen 14'9" max 6'2" min x 11'9" max 7'10" min (4.5 max 1.9 min x 3.6 max 2.4 min)

Double glazed window to rear, double glazed door to rear, central heating radiator, range of matching wall and base units, complementary square surface over, tiled splashbacks, sink with drainer and mixer tap, space for washing machine, integrated dishwasher, four ring gas hob, oven, stainless steel extractor over, tiled flooring, door to downstairs w.c.

Downstairs w.c.

Low level flush w.c., wash hand basin with tiled splashbacks opening into utility area.







Utility area 7'6" x 6'6" (2.3 x 2.0)

Space for washer dryer, space for American style fridge freezer, door to storage cupboard and door to office.

Office 15'5" x 6'6" (4.7 x 2.0)

Double glazed window to front, central heating radiator, spotlights to ceiling.

First floor landing

Double glazed window to side, loft access with steel ladder, light fitting and being fully boarded.

Bedroom one 12'5" x 10'9" (3.8 x 3.3)

Double glazed window to front, central heating radiator.

Bedroom two 11'1" x 8'10" (3.4 x 2.7)

Double glazed window to rear, central heating radiator, access to loft.

Bedroom three 7'10" x 7'6" (2.4 x 2.3)

Double glazed window to rear, central heating radiator, central heating boiler.

Family bathroom

Double glazed obscured window to front, tiled walls, spotlights to ceiling, P shaped panelled bath with shower over and shower screen, low level flush w.c., wash hand basin with mixer tap, cupboard over, vertical stainless steel towel radiator.

Rear garden

Slabbed patio area, lawn with plant bed borders, slabbed pathway leading down to garden shed and gate to rear, fence panelled boundary.

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 B

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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