

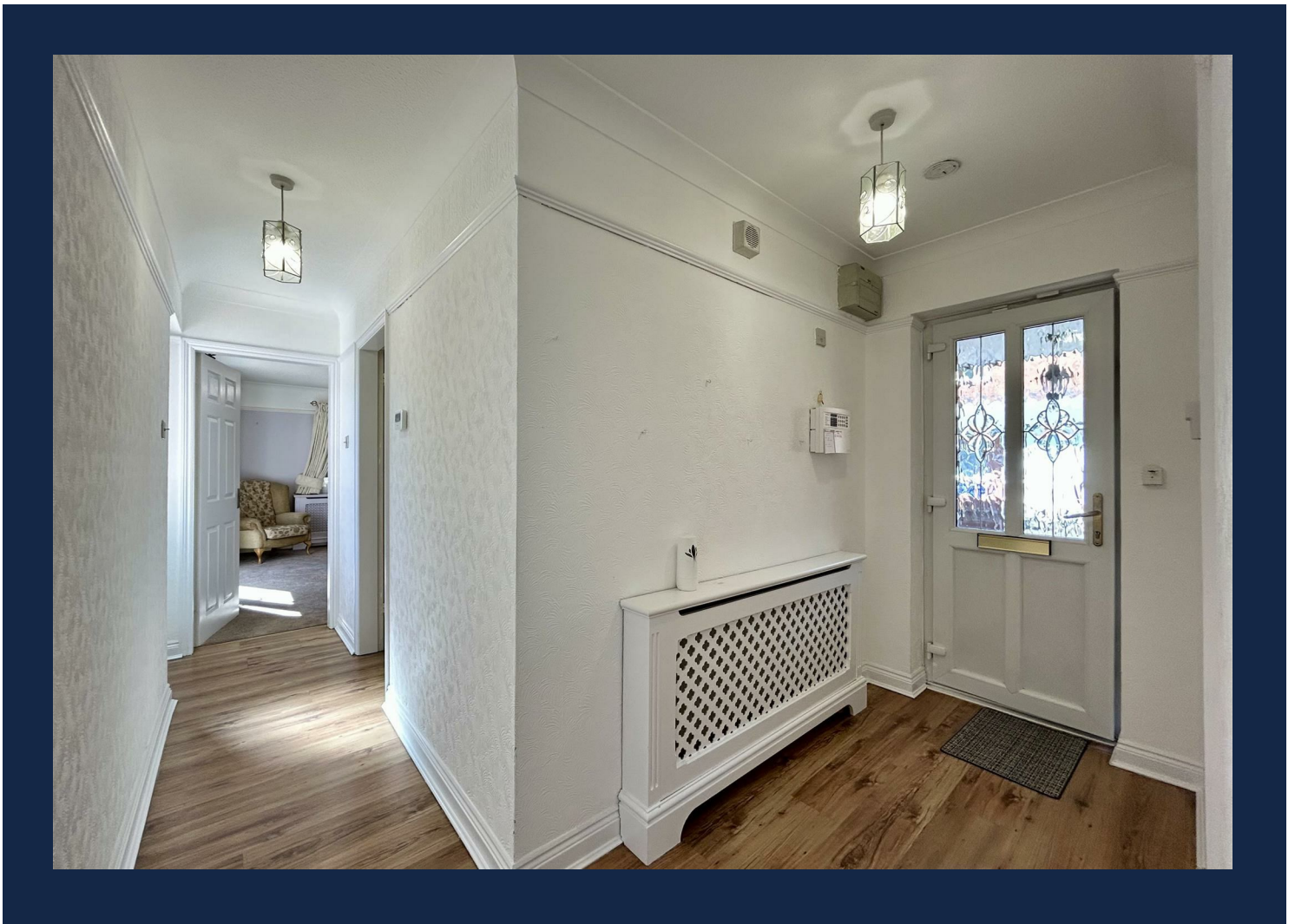
# Grove.

FIND YOUR HOME



86 Olive Hill Road  
Halesowen,  
West Midlands  
B62 8JN

Offers Over £215,000



On Olive Hill Road in Halesowen, this charming bungalow sits on a generous plot and offers a private driveway, garage and a warm, cottage-style feel throughout. The location is especially desirable, combining suburban tranquillity with convenient access to local shops, amenities, and excellent transport links.

The property benefits from a driveway leading to the garage, with entry via an attractive walled frontage. Inside, a T-shaped entrance hall provides access to all principal rooms, including a well-appointed kitchen, a comfortable lounge with French doors opening onto the garden, two bedrooms, a bathroom, and an airing cupboard. To the rear, the courtyard-style garden offers a low-maintenance outdoor space, along with direct access into the garage.

In summary, this delightful bungalow on Olive Hill Road represents an excellent opportunity for those seeking a well-located, easy-to-manage home within a friendly and established community. With its practical layout, ample parking, and appealing character, it is not to be missed.







#### Approach

Via tarmacadam driveway, access to garage, gated and walled entrance into cobbled frontage, double glazed obscured door into entrance hall.

#### Entrance hall

Central heating radiator, loft access, coving to ceiling, picture rail.

#### Kitchen 9'2" x 9'6" (2.8 x 2.9)

Double glazed window to front, vertical central heating radiator, wall and base units with roll top surface over, splashback tiling to walls, fridge freezer, washing machine, slim line dishwasher, oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, coving to ceiling.

#### Lounge 12'9" x 14'1" (3.9 x 4.3)

Double glazed bow window to front, two double glazed windows to front, double glazed French doors to rear, coving to ceiling, picture rail, central heating radiator.

#### Bedroom one 9'10", 9'10" x 6'6", 16'4" (3,3 x 2,5)

Double glazed window to side, central heating radiator, coving to ceiling, picture rail, two double opening doors to built in wardrobes.

#### Bedroom two 9'6" x 8'2" (2.9 x 2.5)

Double glazed window to front, central heating radiator, coving to ceiling, picture rail, fitted wardrobes.

#### Shower room

Double glazed obscured window to rear, central heating radiator, pedestal wash hand basin, shower, w.c., coving to ceiling, feature panelling.

#### Hallway

Airing cupboard housing central heating radiator, door to garden.

#### Courtyard garden

Slabbed patio area, concrete patio, stone chippings and space for shed, access to garage via a door.

#### Garage 7'10" x 15'5" (2.4 x 4.7)

Up and over electric garage door and power.

#### 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

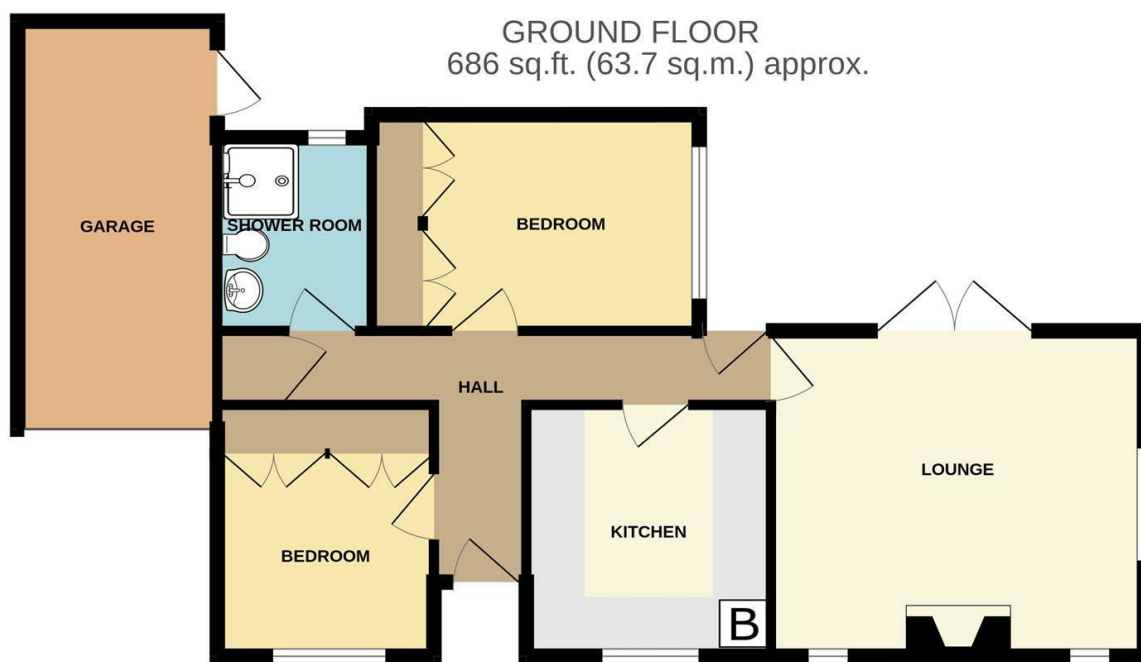
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral

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.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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