

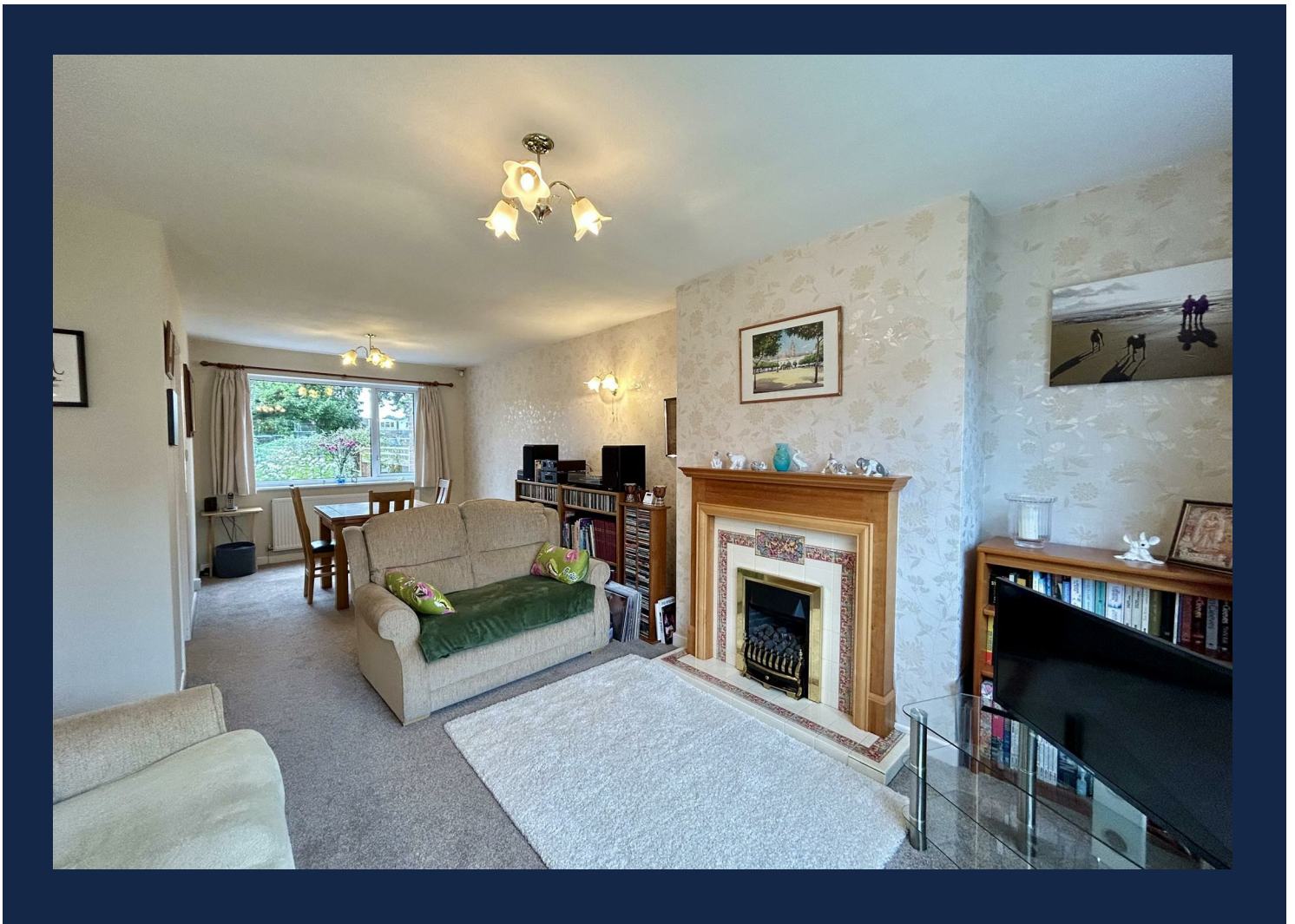
# Grove.

FIND YOUR HOME



21 Ashfield Grove  
Halesowen,  
West Midlands  
B63 4LH

Offers In Excess Of £325,000



### A Spacious Family Home in a Prime Halesowen Location

Located on the desirable Ashfield Grove in Halesowen, this beautifully presented semi-detached home with a loft conversion offers generous living space and a well-thought-out layout, ideal for modern family living.

The property benefits from a driveway providing convenient access to the home. Upon entry, a welcoming hallway leads to the kitchen and stairs to the first floor. The kitchen has been extended to create a bright and versatile space, complete with a dining area – perfect for everyday family meals or entertaining guests. The through reception room boasts large windows to both the front and rear, filling the space with natural light and creating an inviting atmosphere. Upstairs on the first floor, you'll find three well-proportioned bedrooms and a modern family bathroom. The second floor has been thoughtfully converted into a spacious master bedroom, featuring useful eaves storage and a private shower room, offering a peaceful retreat. The rear garden is beautifully maintained, providing a tranquil outdoor space with direct access to the garage – ideal for storage or additional flexibility.

Positioned in a popular part of Halesowen, this property enjoys close proximity to local amenities, highly regarded schools, and green open spaces. It presents a fantastic opportunity for families or professionals seeking to settle in a welcoming neighbourhood while benefiting from the comfort and convenience of a well-appointed home. JH 13/10/2025 EPC=D







#### Approach

Via tarmacadam driveway with front lawn, double opening double glazed doors into entrance porch.

#### Porch

Double glazed windows to surround, double glazed obscured door and windows into entrance hall.

#### Entrance hall

Central heating radiator, door into reception room, kitchen and stairs to first floor accommodation.

#### Kitchen 19'4" x 8'10" (5.9 x 2.7)

Double glazed door to side, double glazed obscured window to side, double glazed window to rear and side, central heating radiator, wooden wall and base units with roll top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, oven, gas hob, space for fridge freezer, space for washing machine, space for tumble dryer, integrated slim line dishwasher, central heating boiler, door to under stairs storage housing fuse box, door into through lounge diner.

#### Lounge diner 9'6" min 12'5" max x 23'11" (2.9 min 3.8 max x 7.3)

Double glazed window to rear, double glazed window to front, two central heating radiators.

#### First floor landing

Access to three bedrooms and family bathroom, stairs to second floor.











#### Bathroom

Double glazed obscured window to rear, vertical central heating radiator, bath with electric shower over, pedestal wash hand basin with mixer tap, w.c., fitted storage cupboards.

#### Bedroom three 11'5" x 12'1" (3.5 x 3.7)

Double glazed window to rear, central heating radiator.

#### Bedroom two 12'1" x 12'5" (3.7 x 3.8)

Double glazed window to front, central heating radiator.

#### Bedroom four 8'6" x 6'2" (2.6 x 1.9)

Double glazed window to front, central heating radiator.

#### Second floor landing

Door to master bedroom, shower room and storage cupboard.

#### Shower room

Double glazed obscured window to rear, vertical

central heating radiator, low level flush w.c., electric shower, pedestal wash hand basin with mixer tap.

#### Bedroom one 16'4" x 11'9" (5.0 x 3.6)

Double glazed window to rear, central heating radiator, inset ceiling light points, double opening doors to eaves storage.

#### Rear garden

Slabbed patio with greenhouse, step down to block paved pathway with raised brick borders with plant beds housing a variety of shrubs, lawn with shrub borders, wood chipping area to the rear with shed, feature pond.

#### Garage 8'2" x 17'4" (2.5 x 5.3)

Having up and over door to front, pedestrian door to garden, two windows to side and one to the rear and electrics.

#### 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 your offer until these checks have been carried out.

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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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