

# Grove.

FIND YOUR HOME



27 Garland Crescent  
Halesowen,  
West Midlands  
B62 9NJ

Offers Over £450,000



This impressive and extended detached home on Garland Crescent offers a corner plot with two driveways and spacious accommodation. Garland Crescent is situated in a friendly neighbourhood, offering a peaceful environment while still being close to local amenities, schools and green spaces like Hurst Green park and Leasowes Park.

The property itself offers an entrance porch and hall with original flooring for added character. The three reception rooms and kitchen can be accessed via the hall. The third is currently being utilised as a study, showing how versatile the space can be. The kitchen is fitted and offers matching units and surface to the utility. An orangery with underfloor heating can be accessed via the utility. The ground floor is completed by a downstairs shower room. The first floor landing is spacious and allows for access into four bedrooms and a family bathroom. The garden is ideal for families, with patio, lawn and a further decking with access into the detached garage. There is a driveway at the side of the property to the garage and additional driveway to the front with electric vehicle charging.

In summary, this detached house on Garland Crescent is a fantastic choice for families seeking a spacious and comfortable home in Halesowen. With its ample bedrooms, versatile reception rooms, and convenient parking, it is sure to meet the needs of modern living. Don't miss the chance to make this delightful property your new home. JH 23/02/2026







#### Approach

Via a concrete driveway, walled edging and raised block paved beds with stone chippings housing a variety of shrubs, double opening doors into entrance porch.

#### Entrance porch

Double glazed windows to either side, stained glass door into entrance hall.

#### Entrance hall

Fitted storage, under stairs storage housing fuse box, gas meter and electric meter, doors into study/front reception room, two further reception rooms and kitchen.

#### Dining room 14'1" max 11'9" min x 12'5" max 12'1" min (4.3 max 3.6 min x 3.8 max 3.7 min)

Double glazed stained glass bay window to front, central heating radiator, coving to ceiling.

#### Lounge 13'5" min 16'0" max x 10'9" min 11'1" max (4.1 min 4.9 max x 3.3 min 3.4 max)

Double glazed French doors within a bay to the rear, central heating radiator, feature gas fireplace with wooden surround.

#### Kitchen 8'10" x 10'2" (2.7 x 3.1)

Double glazed window to rear, Victorian style central heating radiator, matching wall and base units with square top marble effect surface over, integrated dishwasher, integrated oven, hob, extractor, sink with mixer tap, integrated microwave, space for fridge freezer, door into pantry, door way into utility.











**Utility 7'2" x 8'10" (2.2 x 2.7)**

Double glazed window to rear, central heating radiator, matching wall and base units with a square top marble effect surface over, integrated wine cooler, central heating boiler, sink with mixer tap and drainer, space for a tumble dryer, doors to study/reception room, downstairs shower room and to the orangery.

**Orangery 11'9" x 13'1" (3.6 x 4.0)**

Electric under floor heating, vertical central heating radiator, bifold style doors to the rear, double glazed windows to the side, double glazed obscured window to front, double glazed obscured door to the front, inset ceiling light points and glass roof.

**Downstairs shower room**

Double glazed obscured window to side, central heating radiator, w.c., pedestal wash hand basin, electric shower.

**Study/reception room 9'6" x 8'10" (2.9 x 2.7)**

Double glazed window to front, central heating radiator, door to entrance hall.

**First floor landing**

Doors into four bedrooms and family bathroom.

**Family bathroom**

Double glazed obscured stained glass window to front, vertical central heating towel rail, corner shower with monsoon head over, underfloor heating, wash hand basin with mixer tap, low level flush w.c.. bath, fitted storage and loft access.

**Bedroom one 19'4" x 8'10" (5.9 x 2.7)**

Double glazed obscured stained glass window to front, double glazed window to rear, two central heating radiators and picture rail, vanity style wash hand basin.

**Bedroom two 10'5" x 16'8" max 13'5" min (3.2 x 5.1 max 4.1 min)**

Double glazed bay window to rear, central heating radiator, picture rail, ceiling light point with fan, fitted wardrobes.



Bedroom three 11'9" min 14'5" max x 12'9" max 12'1" min (3.6 min 4.4 max x 3.9 max 3.7 min)  
Double glazed bay window to front, central heating radiator, ceiling light point with fan, picture rails.

Bedroom four 8'10" x 10'2" (2.7 x 3.1)  
Double glazed window to front, central heating radiator, ceiling light point with fan, picture rails.

Rear garden  
Slabbed patio, dropped lawn and a variety of different shrubs, raised beds and a decking patio with summer house, access to detached garage, sockets and outdoor tap.

Garage 19'8" x 9'6" (6.0 x 2.9)

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 D

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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.

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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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