

Grove.

FIND YOUR HOME



24 Cherry Street
Halesowen,
West Midlands
B63 3RG

Offers In The Region Of £275,000



Situated on the popular Cherry Street in Halesowen, this charming semi detached home presents an excellent opportunity for first time buyers and growing families alike. Set within a sought after residential location, the property is conveniently positioned close to the shops and amenities of Stourbridge Road and Halesowen Town Centre, well regarded schools including Halesowen College and the picturesque Haden Hill Park, offering an ideal balance of convenience and community living.

The property benefits from a driveway to the front, with gated side access leading to the rear garden and the welcoming entrance porch. Inside, the entrance hall provides access to the principal ground floor accommodation, including a bright front reception room featuring an attractive original fireplace and a second reception room to the rear, which flows seamlessly into the kitchen. The kitchen is complemented by a useful utility area, while the dining space opens into a conservatory overlooking the garden, creating an ideal setting for everyday living and entertaining.

To the first floor are three well proportioned bedrooms and a family bathroom, fitted with both a bath and separate shower. Outside, the rear garden provides a fantastic blank canvas for landscaping, with a raised patio seating area leading down to a generous lawn.

Offering spacious accommodation, a desirable location and plenty of potential, this delightful home is ready for its next owners to make it their own. Early viewing is highly recommended. JH 27/07/2026 EPC=D







Approach

Via a stone chipping driveway with raised block paved beds with a variety of shrubs, access to double glazed obscured door into entrance porch.

Porch

Obscured door and window into the entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, under stairs storage cupboard housing the fuse box, doors into front reception room and kitchen diner.

Front reception room 11'1" min 13'5" max x 9'2" min 10'5" max (3.4 min 4.1 max x 2.8 min 3.2 max)

Double glazed bay window to front, central heating radiator, coving to ceiling, feature fireplace with wooden surround.

Dining area 10'9" x 9'6" min 10'5" max (3.3 x 2.9 min 3.2 max)

Double glazed patio door into conservatory, central heating radiator, open brick chimney breast, coving to ceiling, breakfast bar, entrance into kitchen.









Kitchen 7'10" x 5'6" (2.4 x 1.7)

Double glazed window to side, wall and base units with roll top work surface over, splashback tiling to walls, oven and grill, gas hob, extractor, sink with mixer tap and drainer, space for washing machine, central heating boiler, entrance into utility.

Utility 3'7" x 6'6" (1.1 x 2.0)

Double glazed window to rear, central heating radiator, wall and base units, square top surface over, space for fridge freezer, space for tumble dryer.

Conservatory 9'6" x 7'10" (2.9 x 2.4)

Double glazed door to rear, double glazed windows to side and rear, double glazed obscured windows to the other side.

First floor landing

Double glazed obscured window to side, loft access, doors to three bedrooms and bathroom.

Bathroom

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

Bedroom one 14'1" max 10'9" min x 8'10" (4.3 max 3.3 min x 2.7)

Double glazed bay window to front, central heating radiator, two built in wardrobes.

Bedroom two 9'6" x 10'9" (2.9 x 3.3)

Double glazed window to rear, central heating radiator, two built in wardrobes.

Bedroom three 6'2" x 7'2" (1.9 x 2.2)

Double glazed window to front, central heating radiator.

Garden

Slabbed stepping stones, lawn area and slabbed patio.

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.

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.