

# Grove.

FIND YOUR HOME



1 Springfield Drive  
Halesowen,  
West Midlands  
B62 8EU

Offers In Excess Of £250,000



On Springfield Drive in Halesowen, this extended delightful semi-detached home offers an excellent opportunity for first time buyers or families looking for three well-proportioned rooms. Located within easy reach of Leasowes Park, the property benefits from a lovely green space just a short drive away - ideal for walks, family outings, or peaceful escapes. Nearby, the shops and amenities along Long Lane provide convenience, while excellent public transport links and proximity to motorway access ensure smooth travel to Birmingham and beyond. A selection of well-regarded schools in the area further enhances this home's appeal for families.

The home offers a driveway to the front with access into the property via the porch or utility door. Inside is an entrance hall with doors into the reception room and kitchen. The dining room is accessed via the lounge. Upstairs are three bedrooms and a family bathroom. The garden is lawned.

With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family. JH 20/04/2026 EPC=D







#### Approach

Via a slabbed driveway with lawn and double glazed door into the entrance porch.

#### Porch

Double glazed windows to front, two double glazed windows to each side, obscured door and window into the entrance hall.

#### Entrance hall

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

#### Reception room 10'9" x 18'0" (3.3 x 5.5)

Double glazed window to front, double glazed door and windows into sun room/dining room, picture rail, central heating radiator, feature electric fire.

#### Dining room 9'10" x 8'6" (3.0 x 2.6)

Double glazed window to rear, double glazed door to side and electric storage heater.

#### Kitchen 8'2" z 10'2" (2.5 z 3.1)

Double glazed window to rear, wall and base units with roll top surface over, splashback tiling to walls, oven, hob, extractor, sink with drainer and mixer tap, space for fridge freezer. Door into utility.





#### Utility 14'1" x 6'6" (4.3 x 2.0)

Double glazed French doors to rear, double glazed obscured door to front, central heating radiator, base units with work surface over, sink and drainer, space for white goods.

#### Downstairs w.c.

Low level flush w.c. and housing central heating boiler.

#### First floor landing

Double glazed obscured window to front, loft access which has been boarded and has a window, doors into three bedrooms and bathroom.

#### Bathroom

Double glazed obscured window to front, central heating radiator, low level flush w.c., pedestal wash hand basin with mixer tap, bath with monsoon head over.

#### Bedroom two 10'2" x 8'6" (3.1 x 2.6)

Double glazed window to rear, central heating radiator, picture rail, feature fireplace and double opening doors to built in wardrobe.

#### Bedroom one 10'2" x 10'9" (3.1 x 3.3)

Double glazed window to rear, central heating radiator, picture rail, feature fireplace and fitted wardrobes.

#### Bedroom three 7'2" x 10'9" max 7'6" min (2.2 x 3.3 max 2.3 min)

Double glazed window to rear, central heating radiator, picture rail.

#### Rear garden

Concrete patio with lawn and further slabbed patio to the rear.

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

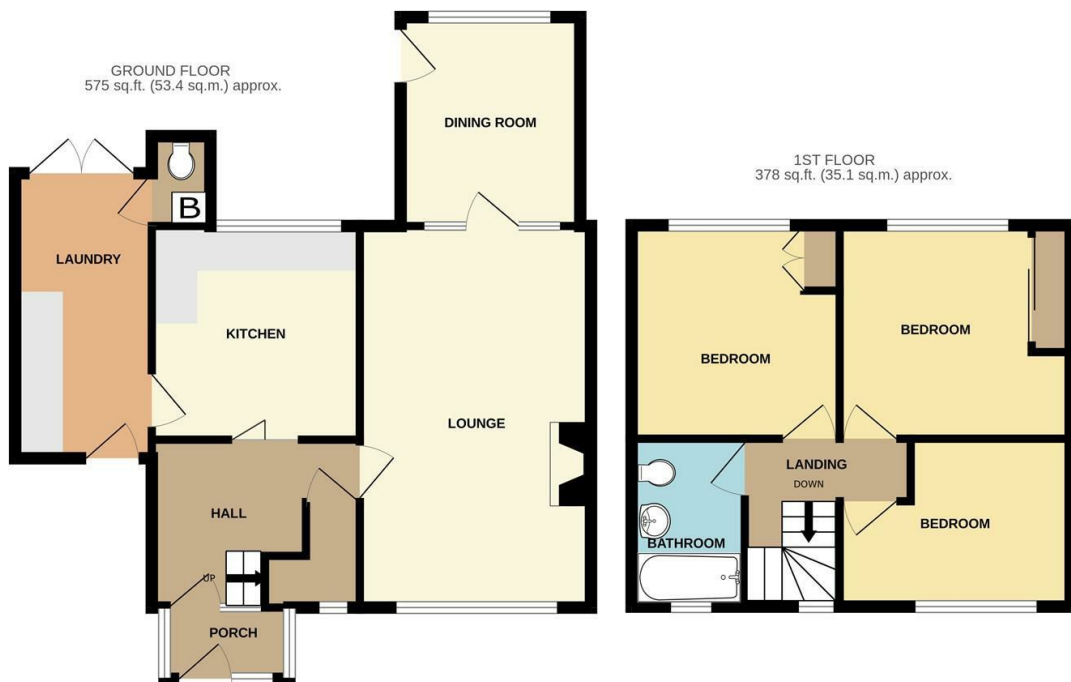
## Referral Fees

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.



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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