

# Grove.

FIND YOUR HOME



49 Banners Lane  
Halesowen,  
West Midlands  
B63 2AX

Offers In The Region Of £375,000



Situated on the sought-after Banners Lane in Halesowen, this detached bungalow presents an exceptional opportunity for buyers seeking a renovation project full of potential. Whether you are looking to create a beautiful forever home, downsize into a peaceful setting or personalise a property to suit family living, this home offers fantastic scope for improvement.

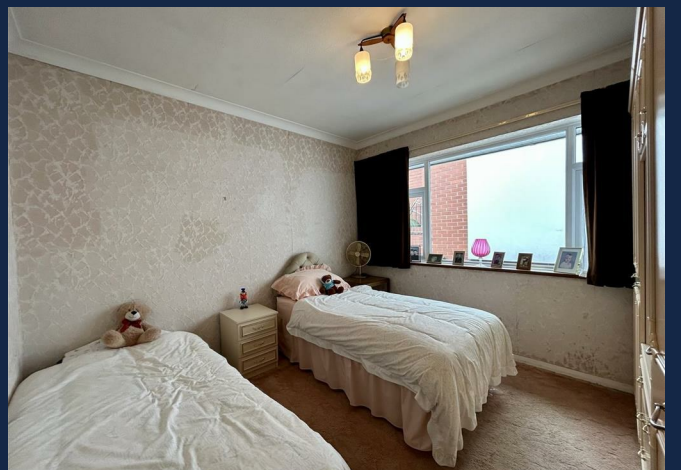
Set within a generous plot, the property enjoys a charming position and is accessed via a side entrance leading into the porch and central hallway, the heart of the home. From here, doors provide access to three versatile bedrooms, one of which is currently staged as a lounge and could alternatively be used as an additional reception room if desired. The spacious main lounge is a standout feature, boasting a striking floor-to-ceiling window overlooking the rear garden. The kitchen is accessed via the lounge and offers direct access onto the patio area.

Further enhancing the property's appeal is a carpeted loft room, offering exciting potential to convert into a dormer bungalow or additional living accommodation, subject to the necessary planning consents. Beneath the property, and accessed from the garden is a useful basement space that also presents scope for further development or storage.

Externally, the beautifully maintained rear garden provides a tranquil setting, featuring a well-kept lawn, attractive feature ponds, mature shrubs, and patio seating area.

Offering endless possibilities in a highly desirable location, this detached bungalow on Banners Lane is a rare opportunity for investors, downsizers or families alike. Early viewing is highly recommended to fully appreciate the potential this charming home has to offer. JH 13/05/2026 V1







#### Approach

Via a slabbed driveway with access to the property via a double glazed door to side with windows to side leading into entrance porch.

#### Porch

Obscured door and windows into entrance hall.

#### Entrance hall

Decorative panelling to walls, picture rails, central heating radiator, doors into three bedrooms, bathroom and lounge.

#### Bedroom one 11'1" x 13'1" (3.4 x 4.0)

Currently being used as a lounge with double glazed bay window to front, central heating radiator, coving to ceiling and feature fireplace surround.

#### Bedroom two 10'9" x 13'1" (3.3 x 4.0)

Double glazed bay window to front, central heating radiator, fitted wardrobes.

#### Bedroom three 10'9" x 10'9" (3.3 x 3.3)

Double glazed window to side, central heating radiator, coving to ceiling.





#### Bathroom

Double glazed obscured window to side, central heating radiator, bath with shower over, pedestal wash hand basin and w.c., loft access with ladders which provides storage.

#### Lounge 18'8" x 10'9" (5.7 x 3.3)

Double glazed floor to ceiling windows to rear, central heating radiator, feature fireplace and a door into the kitchen.

#### Kitchen 6'10" x 10'9" (2.1 x 3.3)

Double glazed window to rear, double glazed obscured door to the side, wall and base wooden units with roll top surface over, splashback tiling to walls, gas hob, sink with mixer tap and drainer, space for washing machine and tumble dryer, space for under counter fridge and freezer, vertical central heating radiator.

#### Rear garden

Double opening gates to patio area with steps down to concrete patio with a door to the basement. The garden has a pathway leading to the rear of the garden via lawn area, two feature ponds, stone chipping beds and a variety of mature shrubs. The garden has fence and hedge boundaries.

#### Basement 18'4" x 10'9" (5.6 x 3.3)

With double glazed window to the rear and houses the electric meter, gas meter, fuse box and the central heating boiler.

#### 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.

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