

# Grove.

FIND YOUR HOME



300 Hagley Road  
Halesowen,  
B63 4QG

Offers In Excess Of £295,000



On Hagley Road in Halesowen, this end terrace house presents an excellent opportunity for first time buyers or families looking for additional space. This home is one of very few terrace houses of this age with off road parking for two vehicles. Situated in a sought-after location, this property is just a short walk to Halesowen Town centre, St. Margaret's Primary School and excellent transport links to Birmingham and beyond.

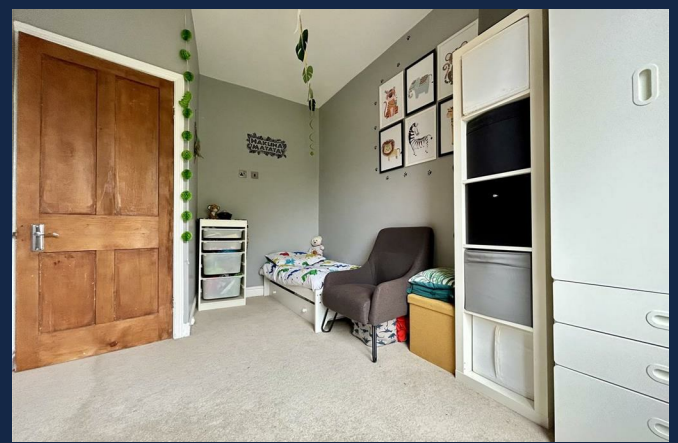
The property comprises of a driveway to the side, with a walled frontage to the front of the property. Inside is the dining room with fitted storage and access to the inner hall with a cellar and especially bright lounge due to its large windows. The kitchen can be reached via the lounge and offers access into store/study and garage store. Upstairs are three double bedrooms and a family bathroom with both bath and shower. The garden is particularly impressive, being landscaped and excellent for families.

Whether you are looking to make this your family home or getting on the property ladder, this end terrace house on Hagley Road is a wonderful opportunity not to be missed. JH 15/06/2026 V1 EPC=E









#### Approach

Via a slabbed frontage with wall, double glazed obscured door to dining room.

Dining room 12'5" x 11'1" (3.8 x 3.4)

Bay window to front with fitted shutter blinds, central heating radiator, fitted storage cupboard and shelves, feature fireplace, door into the inner hall.

#### Inner hall

Door into cellar housing fuse box, electric meter and gas meter. Door into the lounge.

Lounge 12'5" x 12'5" max 11'1" min (3.8 x 3.8 max 3.4 min)

Double glazed window to rear, central heating radiator, fitted storage cupboard and shelving, door to stairs and to kitchen.

Kitchen 8'2" x 12'5" (2.5 x 3.8)

Double glazed window to side, double glazed window to rear, double glazed door to rear, central heating radiator, wall and base units with square top surface over, integrated oven, gas hob, extractor, sink with mixer tap, integrated dishwasher and fridge freezer. Door into study/store room.

Study/store room 8'2" x 11'1" (2.5 x 3.4)

Housing the central heating boiler, space for white goods, double glazed obscured door into the front garage store.













Garage store 4'3" x 8'6" (1.3 x 2.6)  
Door to front and windows.

First floor landing  
Loft access, doors into three bedrooms and bathroom.

Bedroom one 12'5" x 14'9" max 13'5" min (3.8 x 4.5 max 4.1 min)  
Two windows to front, central heating radiator.

Bedroom two 11'1" min 12'1" max x 12'5" (3.4 min 3.7 max x 3.8)  
Window to rear, central heating radiator, built in storage.

Bedroom three 9'2" min 12'1" max x 8'6" (2.8 min 3.7 max x 2.6)  
Double glazed window to rear, central heating radiator.

Bathroom  
Double glazed obscured window to front, vertical central heating towel rail, central heating radiator,

pedestal wash hand basin with mixer tap, shower, low level flush w.c., bath with mixer tap.

Rear garden  
Slabbed patio area with a variety of shrubs, astro turf and further patio area, lawn with sleepers and plant beds with a variety of shrubs and bark chip boarders and bark chipping area 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 B

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.



While 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.  
Made with SketchUp 1.12.218

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