

# Grove.

FIND YOUR HOME



25 Newlands Drive  
Halesowen,  
West Midlands  
B62 9DX

Offers In The Region Of £295,000



On Newlands Drive in Halesowen, this semi-detached house presents an excellent opportunity for families and first-time buyers alike. Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it a perfect setting for family life.

The property comprises of a driveway and side access to the front. Inside is an entrance porch and hall which provide access to the family room, lounge and stairs to the first floor. The family room is a kitchen-diner and offers a door into the garage, which is currently being used as a utility. The w.c. can also be reached via the garage. Upstairs are three bedrooms and a family bathroom. The garden is well kept and offers a variety of lawn and patio.

In summary, this semi-detached house on Newlands Drive is a wonderful opportunity for anyone looking to settle in Halesowen. With its spacious bedrooms, inviting reception room, and ample parking, it is a property that truly deserves your attention. JH 12/05/2025 V1  
EPC=D







#### Approach

Via block paved driveway to front, wooden framed porch with double glazed obscured front door, double glazed window to both sides and above. Double glazed door into:

#### Entrance hall

Stairs to first floor accommodation, central heating radiator, picture rail, under stairs storage, double glazed obscured window to front, door to reception room.

Reception room 9'10" x 17'0" (3.0 x 5.2)

Double glazed window to front, double glazed sliding patio door to rear.

Open plan kitchen diner 16'4" x 9'10" min 12'1" max (5.0 x 3.0 min 3.7 max)

Central heating radiator, double glazed window to rear garden, wall and base units with centre island and square tops surfaces over, integrated oven and microwave, integrated hob, extractor, integrated dishwasher, space for American style fridge freezer, door into garage/utility.

Garage 9'2" x 9'10" (2.8 x 3.0)

Double opening doors to front, work surface with space for white goods beneath, central heating boiler, water tank, door to downstairs w.c.

Downstairs w.c.

Low level flush w.c., vertical central heating towel rail, wash hand basin with mixer tap, fuse box and gas meter.











#### First floor accommodation

Two double glazed obscured windows to front, loft access with ladder, doors to bedrooms and bathroom.

Bedroom one 10'5" x 9'6" (3.2 x 2.9)

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

Bedroom two 9'2" x 9'10", 0'0" (2.8 x 3.0)

Double glazed window to rear, central heating radiator.

Bedroom three 6'2" x 11'5" (1.9 x 3.5)

Double glazed window to front, central heating radiator.

#### Bathroom

Double glazed obscured window to front, bath with telephone attachment over, vanity style wash hand basin with mixer tap, low level w.c., shower with monsoon shower head over, complementary tiling to walls, vertical central heating towel rail.

#### Rear garden

Slabbed patio area, shed and bar to side, lawn area with shrub borders, archway with stepping stone to further patio area with bar and summer house to 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 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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