

# Grove.

FIND YOUR HOME



3 Shenstone Valley Road  
Halesowen,  
B62 9SU

Offers In The Region Of £325,000



This semi-detached home on Shenstone Valley Road offers fantastic potential for those looking to personalise and create their ideal home. Situated in a highly sought-after area of Halesowen, the property enjoys a convenient location close to Leasowes Park, well-regarded schools, and excellent transport links, including bus routes into Birmingham.

To the front, the property benefits from a driveway, lawned frontage, and access via the main entrance door. Internally, the welcoming entrance hall leads to a spacious through lounge/diner, which flows into a conservatory overlooking the rear garden. The ground floor also comprises a fitted kitchen with internal access to the garage and direct access to the garden, while stairs rise to the first floor. Upstairs, the property offers three well-proportioned bedrooms and a wet room. Externally, the rear garden is mainly laid to lawn, providing an enjoyable outdoor space with scope for further enhancement.

Whether you are looking for a family home to make your own or an investment opportunity, this semi-detached property presents excellent potential. Viewing is highly recommended to fully appreciate the opportunity on offer. JH 21/05/2026 EPC=D







#### Approach

Via a block paved and stone chipping driveway, raised lawn and a variety of shrubs in the rockery, double glazed obscured front door into entrance hall.

#### Entrance hall

Two double glazed obscured windows to front, central heating radiator, coving to ceiling, stairs to first floor accommodation, doors into through reception room and kitchen.

#### Through reception room 22'11" x 10'5" (7.0 x 3.2)

Double glazed bay window to front, double glazed double opening doors to conservatory, two central heating radiators, feature fireplace with wooden surround, coving to ceiling, ceiling roses.

#### Conservatory 7'6" x 10'9" (2.3 x 3.3)

French doors to rear, windows to surround.

#### Kitchen 6'2" x 15'5" (1.9 x 4.7)

Double glazed window to rear, double glazed door to rear, central heating radiator, matching wall and base units with roll top surface over, splashback tiling to walls, space for dishwasher, oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, space for washing machine, space for tumble dryer.

#### Garage 6'10" x 16'0" (2.1 x 4.9)

Double opening doors to the front, door into kitchen.



GROUND FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 sq.m.) approx.

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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First floor landing  
Loft access, doors to wet room and three bedrooms.

Wet room  
Double glazed obscured window to rear, central heating radiator, low level flush w.c., electric shower.

Bedroom one 10'2" x 11'9" (3.1 x 3.6)  
Window to rear, central heating radiator, fitted wardrobes.

Bedroom two 11'9" x 10'9" (3.6 x 3.3)  
Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 7'2" x 7'10" (2.2 x 2.4)  
Double glazed window to front, central heating radiator, coving to ceiling, wardrobe over the stair bulk head, door to built in storage cupboard housing central heating boiler.

Garden  
Laid to lawn with mature hedge, shrub and tree borders.

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 C

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.

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