

Grove.

FIND YOUR HOME



46 Brookwillow Road
Halesowen,
West Midlands
B63 1BU

Offers Over £335,000



NO UPWARD CHAIN

On the ever popular Brookwillow Road in Halesowen, this well presented semi detached home occupies a particularly generous plot, offering ample off road parking, spacious accommodation and excellent potential for families. Ideally situated in a sought after residential area, the property is within easy reach of Halesowen Town Centre, local shops, well regarded schools including Lutley Primary School and nearby parks, making it an ideal choice for those seeking convenience and a strong sense of community.

The accommodation briefly comprises an entrance porch leading into the welcoming hallway, two well proportioned reception rooms, with the rear reception room enjoying patio doors opening directly onto the rear garden. The fitted kitchen features a breakfast bar and flows through to the bright sun room, which in turn provides access to the utility room and integral garage. To the first floor are three good sized bedrooms, a family bathroom and a separate W.C. Externally, the property benefits from a generous driveway providing ample off road parking, a lawned front garden and a spacious rear garden, mainly laid to lawn, offering plenty of room for outdoor entertaining, family activities or future landscaping.

Whether you are searching for your next family home or an excellent investment opportunity, this charming property on Brookwillow Road offers space, convenience and fantastic potential in one of Halesowen's most desirable locations. Early viewing is highly recommended. JH 9/09/2026 V5 EPC=D







Approach

Via a concrete paved driveway and lawn, access into property via double glazed double opening doors into porch.

Porch

With open brick and double glazed obscured door and windows into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, coving to ceiling, doors into two reception rooms and kitchen.

Front reception room 11'9" x 10'9" min 11'9" max (3.6 x 3.3 min 3.6 max)

Double glazed bow window to front, central heating radiator, coving to ceiling, feature fireplace with wooden surround, two fitted storage cupboards.

Rear reception room 13'9" x 12'1" max 10'9" min (4.2 x 3.7 max 3.3 min)

Double glazed sliding patio door to rear, central heating radiator, coving to ceiling, feature fireplace with surround.

Kitchen 10'5" x 7'10" (3.2 x 2.4)

Double glazed window to rear, coving to ceiling, wall and base units with roll top surface over, splashback tiling to walls, sink with mixer tap and drainer, oven, gas hob, extractor, door into the pantry housing gas and electric meters, integrated dishwasher, door into the conservatory.











Conservatory 9'6" max 8'6" min x 7'10" (2.9 max 2.6 min x 2.4)
Double glazed windows to surround, double glazed door to rear, single glazed door and window into the utility.

Utility 5'10" x 7'2" (1.8 x 2.2)
Space for washing machine and fridge freezer, door into the garage.

Garage 16'8" x 11'5" (5.1 x 3.5)
Double opening wooden doors to front, tap and power.

First floor landing
Double glazed obscured window to side, loft access, doors into separate w.c., bedrooms and shower room.

Separate w.c.
Double glazed obscured window to side, Heritage style w.c.

Shower room
Two double glazed obscured windows to the rear,

vertical central heating towel rail, vanity style wash hand basin with mixer tap, walk in shower cubicle with monsoon head over, storage cupboard housing central heating boiler.

Bedroom one 10'2" x 13'5" into wardrobes (3.1 x 4.1 into wardrobes)
Double glazed window to rear, central heating radiator, fitted wardrobes.

Bedroom two 12'1" x 11'5" (3.7 x 3.5)
Double glazed window to rear, central heating radiator.

Bedroom three 7'10" x 7'10" (2.4 x 2.4)
Double glazed window to rear, central heating radiator, fitted cupboards.

Garden
Concrete paved patio area, lawn and stone chipping 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.

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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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