

Grove.

FIND YOUR HOME



53 Firth Park Crescent
Halesowen,
West Midlands
B62 9PN

Offers In The Region Of £375,000

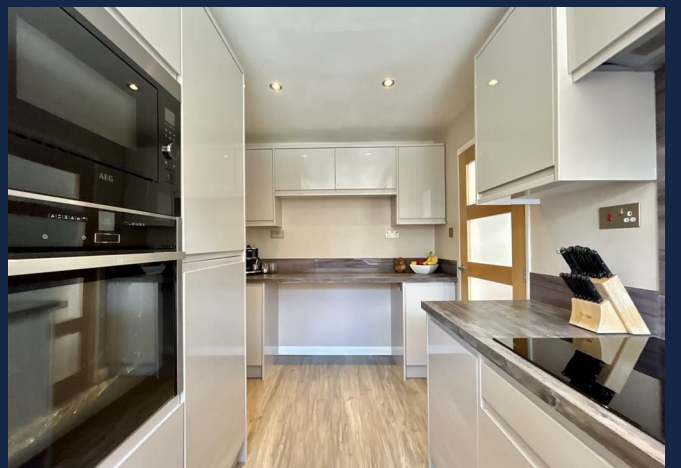


Situated on the popular Firth Park Estate this beautifully presented detached home occupies a substantial corner plot with an impressive wrap-around garden creating an excellent setting for family living. Ideally located in Halesowen, the property is within close proximity to local amenities including Halesowen Town Centre, Leasowes Park and Rowley Regis train station providing convenient access to Birmingham and beyond, making the location both practical and well connected.

The property benefits from a recently installed resin driveway which provides ample parking for multiple vehicles. The driveway features integrated security posts, provides access to the garage and continues through double opening gates to additional secure parking. Internally the home has been thoughtfully modernised over recent years and offers a welcoming entrance hall leading to a spacious through reception room. The lounge is further enhanced by bi-fold doors opening directly on to the patio and garden beyond, allowing natural light to flood the space and creating the perfect setting for family gatherings, summer barbecues and entertaining friends. The kitchen is fitted with premium integrated appliances including a Neff induction hob, Slide and Hide oven and provides access to a useful side passage offering additional storage and practicality. Upstairs are three well proportioned bedrooms and a contemporary family bathroom with a large free standing bath and walk-in shower with wall and monsoon shower heads. The generous corner plot not only creates a wonderful sense of openness but also offers exciting potential for future extension (subject to the usual planning permissions), allowing the home to adapt to changing family needs- something rarely found in similar homes.

Combining generous outdoor space, modern family living and exciting future potential, this impressive detached home offers a unique opportunity to secure a property that is ready to move straight into whilst providing the space and flexibility to be enjoyed for many years to come. Don't miss the chance to view this property and envision your future in this lovely setting. JH10/7/2026 V2







Approach

Via a newly installed resin driveway (September 2025) with 15 year warranty, double opening gates to the extended driveway to rear. Double glazed door into the entrance hall.

Entrance hall

Stairs to first floor accommodation, door to through reception room.

Reception room 26'6" x 11'9" (8.1 x 3.6)

Double glazed bow window to front, bifold doors to rear, vertical central heating radiator, further central heating radiator, door into the kitchen.

Kitchen 12'9" x 7'2" (3.9 x 2.2)

Double glazed window to rear, high gloss wall and base units with square top wood effect surface over, splashbacks, integrated fridge freezer, integrated oven, integrated microwave, one and a half sink with mixer tap and drainer, induction hob, extractor and integrated washing machine, door into side passage.

Side passage

Double glazed door to front and door to rear, inset ceiling light points and power.

First floor landing

Having loft access, doors into three bedrooms and bathroom.









Bedroom one 8'10" x 12'1" min 14'9" max (2.7 x 3.7 min 4.5 max)

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

Bedroom two 12'5" x 8'10" (3.8 x 2.7)

Double glazed window to rear, central heating radiator.

Bedroom three

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to rear, vertical central heating towel rail, free standing bath with mixer tap, vanity unit with w.c. and wash hand basin with mixer tap, walk in shower with monsoon shower head over with two speakers with control panel via blue tooth and inset ceiling light points.

Rear garden

Having a raised patio area and lawn.

Garage 14'5" x 7'2" (4.4 x 2.2)

Up and over door, power and houses the central heating boiler, fuse box, electric and gas meters.

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 D

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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