

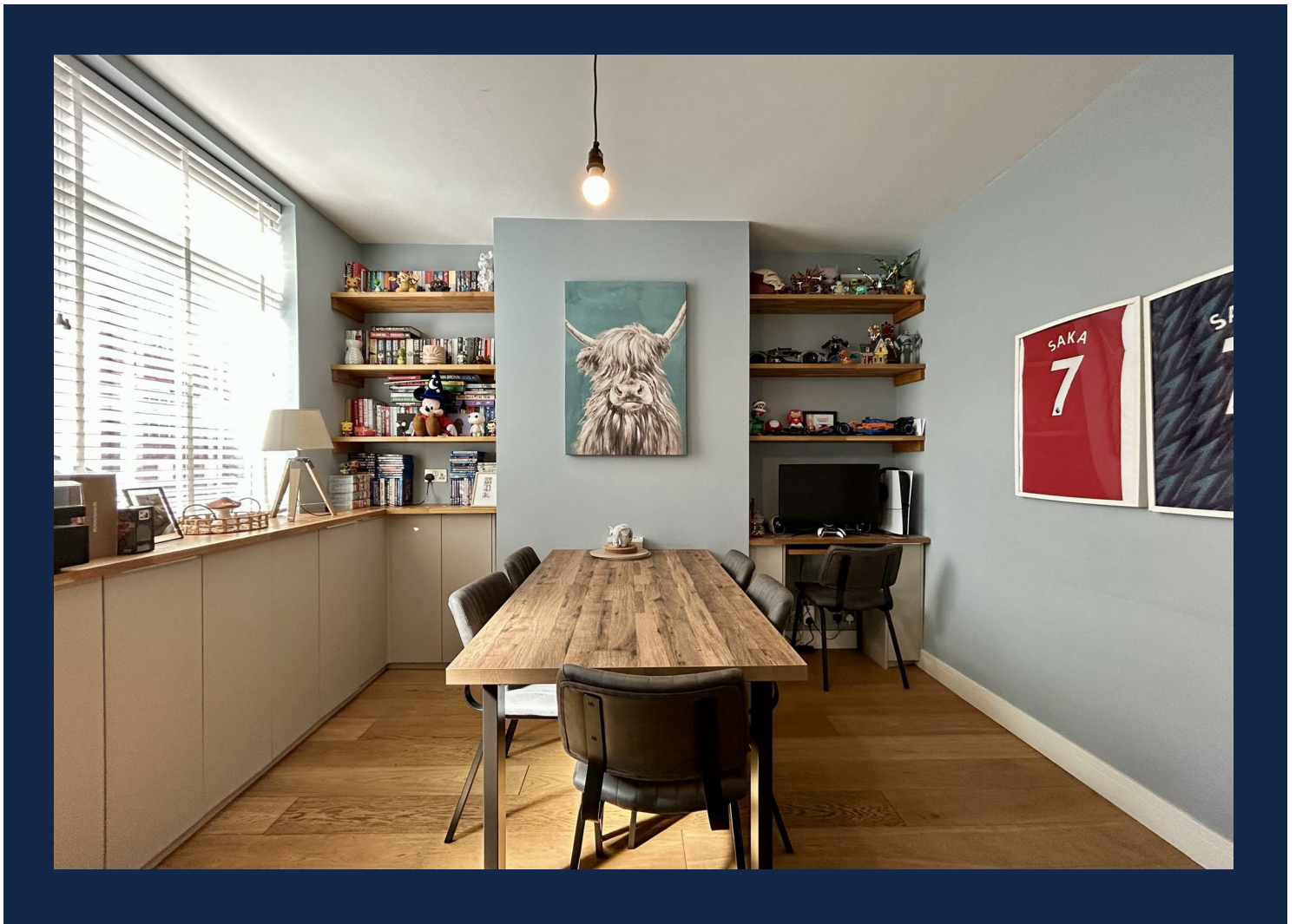
Grove.

FIND YOUR HOME



46 Stourbridge Road
Halesowen,
B63 3US

Offers In The Region Of £225,000



Situated on Stourbridge Road in Halesowen, this terraced home presents an excellent opportunity for first-time buyers. Located in a desirable area, the property is within easy reach of local amenities, schools and transport links, making it an ideal choice for those looking to settle in Halesowen. Off-road parking is conveniently accessed via Whitefriars Drive.

The accommodation comprises two reception rooms, a breakfast area with access to a downstairs WC, and a fitted kitchen leading into a useful utility space. Upstairs, there are two bedrooms and a family bathroom. Externally, the rear garden is decked and benefits from gated access, with steps leading down to the parking area at the rear.

Whether you are a first-time buyer or seeking a rental investment, this property combines charm with practicality. Don't miss the opportunity to make this house your home. JH 30/03/2026 V1 EPC=D







Approach

Via double glazed obscured front door into reception room/dining room.

Front reception/dining room 11'9" x 11'5" max 10'2" min (3.6 x 3.5 max 3.1 min)

Central heating radiator, double glazed window to front, fitted storage cupboard housing fuse box, gas meter and electric meter, fitted desk, door to cellar, glass door into rear reception/lounge, door to stairs to first floor accommodation, door way into kitchen and diner.

Lounge 11'5" x 10'2" in 11'5" ax (3.5 x 3.1 min 3.5 max)

Central heating radiator, door to stairs and entrance into breakfast area.

Breakfast area 6'6" x 7'2" (2.0 x 2.2)

Skylight, double glazed window to side, door into downstairs w.c.

Downstairs w.c.

Double glazed obscured window to front, vanity style wash hand basin with mixer tap, low level flush w.c.

Kitchen 11'9" x 6'2" min 8'2" max (3.6 x 1.9 min 2.5 max)

Glass door to rear, double glazed window to side, central heating radiator, matching wall and base units with square top wood effect surface over, splashbacks to match, one and a half bowl basin sink with mixer tap and drainer, integrated hob and extractor, space for American style fridge freezer, integrated oven and grill, glass door into utility.



Utility 5'6" x 3'11" (1.7 x 1.2)

Double glazed window to rear, matching wall and base units to kitchen with square top surface and splashbacks, space for white goods, central heating boiler.

First floor landing

Doors into two bedrooms and bathroom.

Bedroom one 11'9" x 9'10"/19'8" max 10'5" min (3.6 x 3/6 max 3.2 min)

Double glazed window to front, central heating radiator, coving to ceiling.

Bathroom

Double glazed obscured window to rear, central heating radiator, low level flush w.c., bath with mixer tap and shower over, vanity style wash hand basin with mixer tap.

Bedroom two 11'9" x 7'2" (3.6 x 2.2)

Double glazed window to rear, central heating radiator, coving to ceiling, door into storage cupboard with loft access having ladders and boarded with skylight.

Rear garden

Having decking area and gate to allocated parking space which can also be accessed via Whitefriars Drive.

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 A

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.

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.