

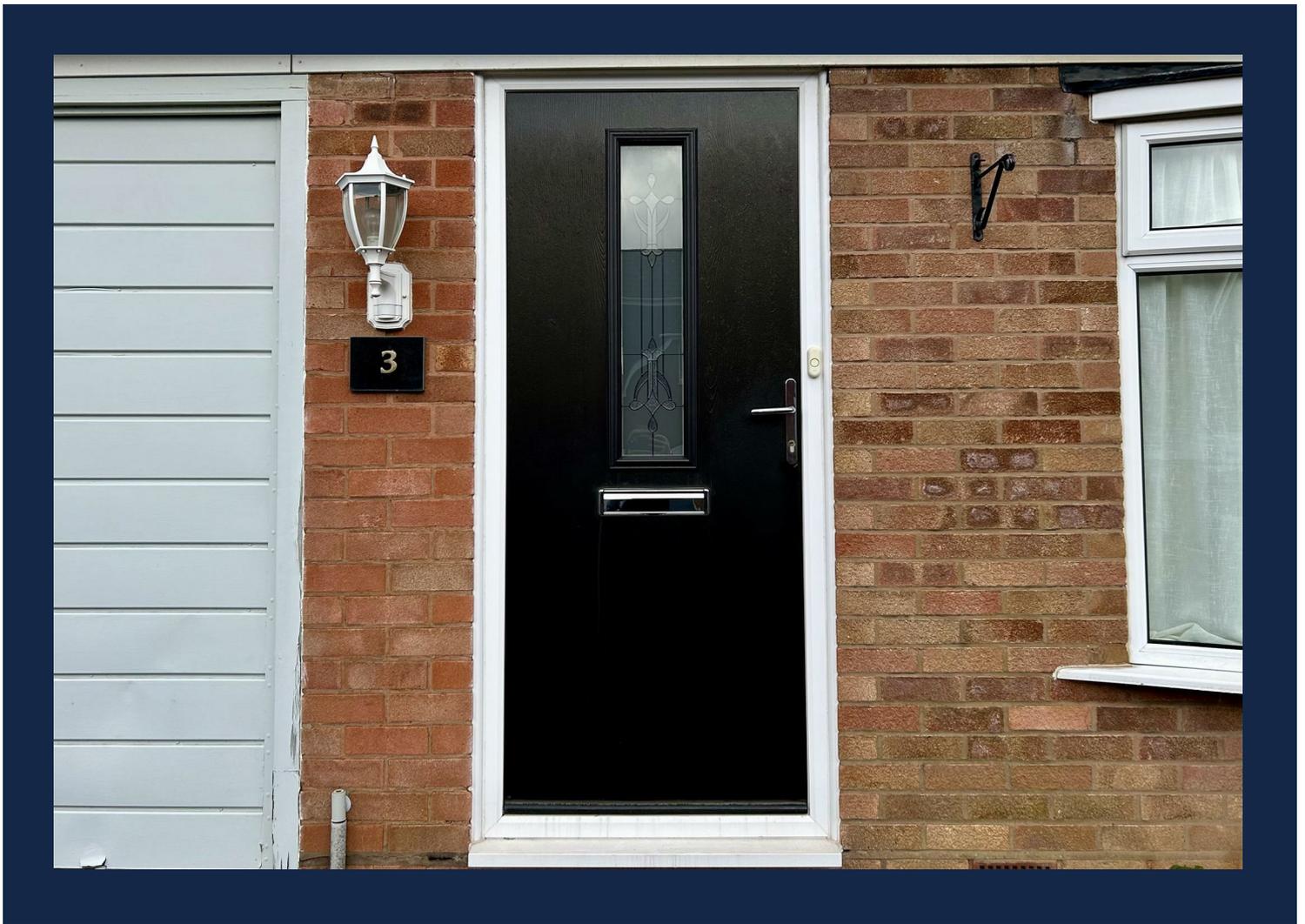
# Grove.

FIND YOUR HOME



3 Spring Meadow  
Halesowen,  
West Midlands  
B63 4NH

Offers In Excess Of £300,000



Situated on the ever-popular Spring Meadow on the Huntlands Estate, this semi-detached property is offered with NO UPWARD CHAIN, presenting an excellent opportunity for families and first-time buyers alike. The area is well regarded for its friendly community atmosphere and convenient access to local amenities. Residents benefit from close proximity to Halesowen Town, a range of shops, well-regarded schools, and nearby parks, making it an ideal place to call home.

The property is approached via a driveway to the front, leading into a welcoming porch and on into the front reception room. This space features fitted storage and provides access to the downstairs W.C., as well as a door through to the rear reception room. The rear reception room flows into the kitchen, which offers a light and airy environment ideal for everyday living. To the first floor, there are three well-proportioned bedrooms and a family bathroom. Externally, the rear garden has been landscaped for ease of maintenance, providing a pleasant outdoor space to enjoy.

With its attractive features, practical layout, and sought-after location, this property is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this charming home has to offer. JH 09/02/2026 V1 EPC=D







#### Approach

Via a block paved driveway with raised stone chipping beds, door into entrance porch.

#### Entrance porch

Double glazed door, door to front reception room.

#### Front reception room 13'5" x 7'2" (4.1 x 2.2)

Double opening doors into the lounge, stairs to first floor accommodation, double glazed bow window to front, double opening doors into storage cupboard, door into the downstairs w.c.

#### Downstairs w.c.

Low level flush w.c., vertical central heating radiator, wash hand basin with splashback tiling.

#### Rear reception room 13'9" x 14'9" (4.2 x 4.5)

Double glazed sliding patio doors to rear, central heating radiator, electric fire with surround, door into the kitchen.

#### Kitchen 8'10" x 13'5" (2.7 x 4.1)

Double glazed window to rear, obscured door to side, wall and base units, wood effect surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for washing machine, oven, gas hob, central heating boiler.

#### First floor landing

Loft access and door into eaves cupboard, airing cupboard and further doors to bedrooms and bathroom.











Bedroom one 13'9" x 11'5" (4.2 x 3.5)  
Double glazed window to front, central heating radiator and cupboard.

Bedroom two 14'9" x 10'9" (4.5 x 3.3)  
Double glazed window to rear, central heating radiator.

Bedroom three 7'10" x 10'5" (2.4 x 3.2)  
Double glazed window to front, central heating radiator.

Bathroom  
Double glazed obscured window to rear, central heating radiator, bath with electric shower over, pedestal wash hand basin and w.c.

Rear garden  
Slabbed patio with slabbed steps to further patio and stone chipping area with a variety of shrubs and trees.

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 your 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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