

Grove.

FIND YOUR HOME



11 Olive Lane
Halesowen,
West Midlands
B62 8LS

Offers In The Region Of £365,000



Situated on Olive Lane in Halesowen, this detached family home offers plenty of space for the whole family. With three bedrooms and the potential to create a fourth bedroom from the additional space currently incorporated within the family bathroom this property offers excellent potential.

The property is situated in a desirable location and benefits from easy access to motorway links, bus routes into major cities and local parks, including Leasowes Park.

The property itself is detached and features a driveway to the side leading to the rear. Steps lead up to the front door which opens into an entrance porch. The porch leads directly into the through reception room comprising both a dining area and a lounge area with a door leading into the inner hallway. The inner hallway provides access to the lounge and stairs rising to the first floor. The kitchen is accessed from the lounge and in turn provides access to the ground floor shower room. Upstairs, there is a spacious landing, three bedrooms and a family bathroom which includes an additional section separated by a partition wall. The landing is particularly impressive offering enough space for a desk or study area. The rear garden is a standout feature comprising a lawned area, a stone chipped driveway and a detached garage.

With its appealing features and prime location this property is sure to attract interest from prospective buyers. Do not miss the opportunity to make this lovely home your own. JH 08/06/2026







Approach

Via steps to the slabbed frontage with hedging and double glazed side door into entrance porch. driveway leading to garage at rear.

Entrance porch

Double glazed windows to surround, door into front reception room.

Front reception room 11'1" x 24'11" (3.4 x 7.6)

Two double glazed windows to front, two central heating radiators, feature Victorian fireplace, coving to ceiling, door into the inner hall.

Inner hall

Door into the rear reception room.

Rear reception room 13'9" max 10'2" min x 10'9" (4.2 max 3.1 min x 3.3)

Double glazed sliding doors into the conservatory, central heating radiator, coving to ceiling.

Kitchen 10'2" x 12'5" (3.1 x 3.8)

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











Conservatory 8'10" x 11'9" (2.7 x 3.6)

Accessed via the rear reception room and has double glazed sliding door to rear garden, double glazed windows to surround.

Rear porch

Double glazed double opening doors to rear garden, door into the downstairs shower room.

Shower room

Central heating radiator, double glazed obscured window to side, pedestal wash hand basin with mixer tap, low level flush w.c. and electric shower.

First floor landing

Double glazed window to side, doors into three bedrooms and bathroom.

Bathroom

Double glazed window to rear and obscured window to rear, fitted storage cupboard. The bathroom area has double glazed obscured window to rear, fitted storage cupboard housing water tank, pedestal wash hand basin, w.c., bath.

Bedroom one 10'2" x 11'9" (3.1 x 3.6)

Double glazed window to rear, central heating radiator.

Bedroom two 11'9" x 11'1" (3.6 x 3.4)

Double glazed window to front, central heating radiator, door to built in storage.

Bedroom three 11'1" x 11'9" (3.4 x 3.6)

Double glazed window to front, central heating radiator.

Rear garden

Slabbed patio area, stone chipping area and lawn.

Garage 14'1" x 20'0" (4.3 x 6.1)

Up and over garage door to front.

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.



GROUND FLOOR



1ST FLOOR



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.
Made with Hectag 6/2019

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

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