

# Grove.

FIND YOUR HOME



10 Foxhunt Road  
Halesowen,  
West Midlands  
B63 4LB

Offers In The Region Of £240,000



Being offered with NO UPWARD CHAIN! On Foxhunt Road in Halesowen, this delightful semi-detached house offers a friendly neighbourhood, close to local amenities, schools and parks, making it a wonderful place to call home.

The property comprises of a tarmac driveway and front lawn to the front. Inside is a porch and entrance hall with access into the main living area. The dual aspect lounge diner offers French doors into the rear garden and a door into the spacious kitchen with utility room/w.c.. Upstairs are two bedrooms and a family bathroom. The rear garden offers patio and lawn.

Whether you are looking to settle down or invest, this semi-detached house on Foxhunt Road presents a fantastic opportunity. JH 22/07/2025 V3 EPC=D













### Approach

Via tarmacadam driveway with lawn and hedges to surround leading to double glazed front door to porch with double glazed windows to surround, further double glazed obscured stained glass door into:

### Entrance hall

Central heating radiator, stairs to first floor accommodation, door into reception room.

Reception room 12'9" max 11'9" min x 11'5" (3.9 max 3.6 min x 3.5)

Double glazed window to front, central heating radiator, feature fireplace, coving to ceiling, access to diner.

Dining area 9'6" x 12'9" max 11'9" min (2.9 x 3.9 max 3.6 min)

Double glazed French doors to rear garden, central heating radiator, coving to ceiling, door to kitchen.

Kitchen 10'5" x 10'9" (3.2 x 3.3)

Double glazed window to rear, double glazed window to side, obscured glazed doors to either sides, wall and base units with square top surface over, splashback tiling to walls, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, space for dishwasher, integrated tumble dryer, fridge and freezer, doors to storage cupboard housing boiler and fuse box and door to hall giving access to utility room.

Utility/ downstairs w.c. 7'10" max 5'6" min x 6'6" max 6'6" (2.4 max 1.7 min x 2.0 max 2.0)

Double glazed obscured window to side, central heating radiator, space for washing machine, w.c., wash hand basin.









#### First floor landing

Double glazed window to side, loft access, doors leading to two bedrooms and family bathroom.

#### Family bathroom

Double glazed obscured window to rear, corner shower, vanity style wash hand basin with mixer tap, low level flush w.c., complementary tiling to walls, vertical central heating towel rail.

Bedroom one 11'5" x 10'2" excluding wardrobe (3.5 x 3.1 excluding wardrobe)

Double glazed window to front, central heating radiator, walk through wardrobe with double glazed window to front.

Bedroom two 10'2" max 8'6" min x 9'6" (3.1 max 2.6 min x 2.9)

Double glazed window to rear, central heating radiator.

#### Rear garden

Slabbed patio area with slabbed steps down to lawn with pathway leading to the rear of the garden with space for a shed. The garden is bordered with fencing and hedging.

#### 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 B

#### 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.

#### 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.



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