

Grove.

FIND YOUR HOME



51 Thomson Grove
Halesowen,
West Midlands
B62 9JR

Offers In The Region Of £240,000



Located on a modern Taylor Wimpey development built in 2020, this stylish end-terrace home offers contemporary living in a convenient and family-friendly setting. Thomson Grove forms part of a well-regarded estate that pays tribute to Halesowen's industrial heritage while providing all the comforts of modern design.

The property features a tandem driveway for off-road parking and a welcoming front approach with lawn and pathway. Inside, the home comprises an entrance hall with a downstairs W.C., a bright living room with French doors leading to the garden, and a modern fitted kitchen. Upstairs offers well-proportioned bedrooms, including a master with en-suite, along with a family bathroom.

The rear garden has been thoughtfully landscaped with patio and decking areas, offering a private space for relaxing or entertaining, while additional storage space is tucked neatly to the side.

Perfect for first-time buyers or professionals, this attractive home combines style, practicality, and location - with local parks such as Hurst Green Park, shops, and schools all close by. A fantastic opportunity to enjoy modern living in one of Halesowen's most desirable developments.. JH 06/11/2025 V1 EPC=B







Approach

Via tarmacadam driveway with access to garden, slabbed pathway to front via hedge, double glazed obscured front door into entrance hall.

Entrance hall

Central heating radiator, door into downstairs w.c., stairs to first floor accommodation and entrance into the kitchen.

Downstairs w.c.

Double glazed obscured window to side, central heating radiator, low level flush w.c., corner pedestal wash hand basin with mixer tap and splashback tiling.

Kitchen 9'10" x 5'10" (3.0 x 1.8)

Double glazed window to front, inset ceiling light points, under cupboard heater, matching high gloss wall and base units with roll top surface over, splashbacks to match, integrated fridge freezer, integrated oven, gas hob, extractor, one and a half bowl sink with mixer tap and drainer, integrated slim line dishwasher and washing machine, cupboard housing central heating boiler.

Living area 15'5" x 9'6" (4.7 x 2.9)

Double glazed French doors to rear, two double glazed windows to either side, central heating radiator, door to under stairs storage cupboard.









First floor landing

Loft access, central heating radiator, doors to bedrooms and bathroom.

Bathroom

Half height tiling to walls, bath with monsoon shower head over, pedestal wash hand basin with mixer tap, low level flush w.c., central heating radiator.

Bedroom one 9'10" x 10'2" (3.0 x 3.1)

Double glazed window to rear, central heating radiator, door into en-suite.

En-suite shower room

Low level flush w.c., vertical central heating radiator, pedestal wash hand basin with mixer tap, shower, half height tiling to walls.

Bedroom two 9'6" min 13'1" max x 8'2" (2.9 min 4.0 max x 2.5)

Two double glazed windows to front, central heating radiator, fitted storage cupboard housing stair bulk head.

Rear garden

Slabbed patio area with stepping stones through lawn to a further patio and decking area, side access 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. The estate uses a management company to maintain roads, green spaces. Annual fee of around £170 per property.

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.

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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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