

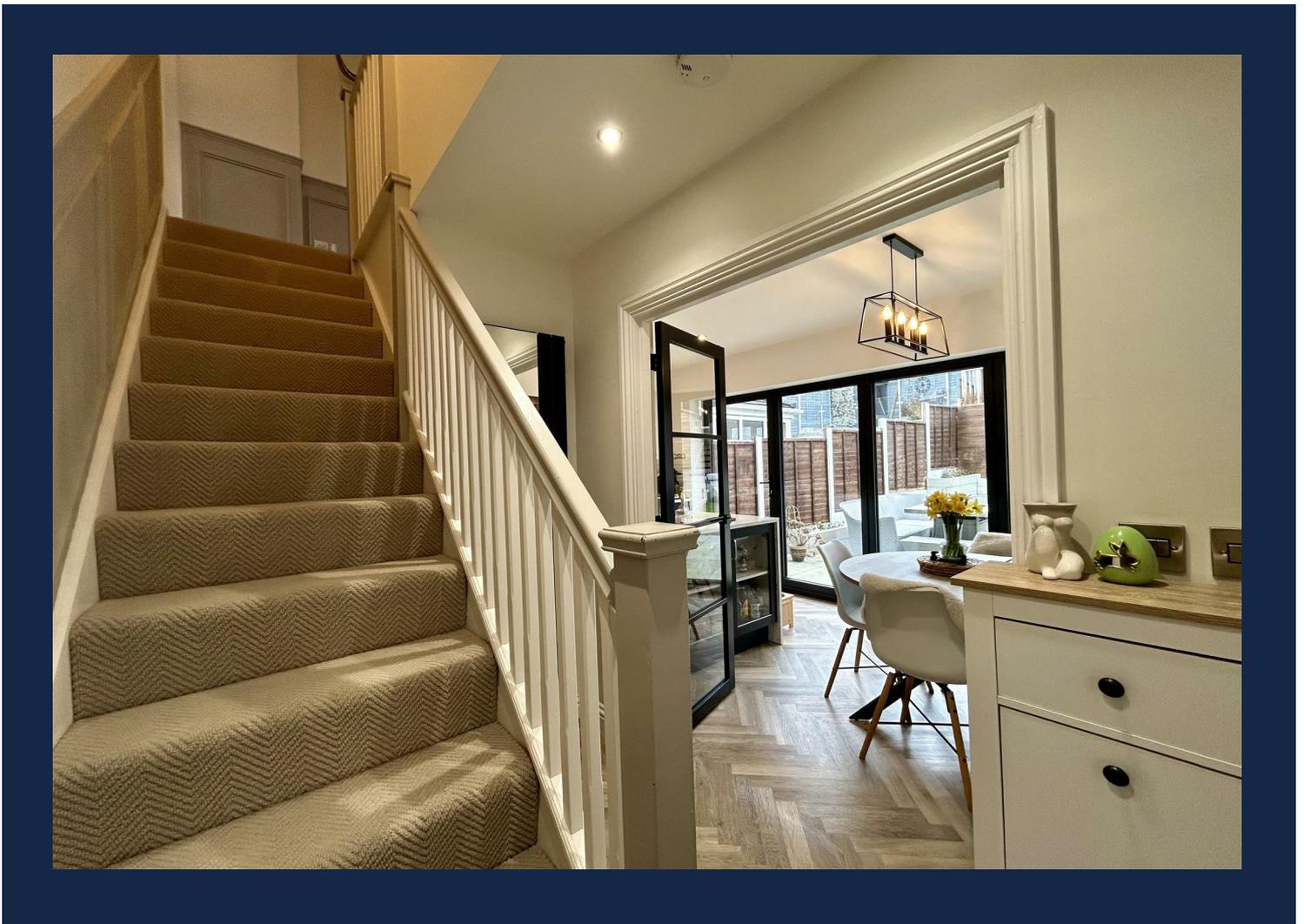
Grove.

FIND YOUR HOME



11 Clivedon Way
Halesowen,
West Midlands
B62 8TB

Offers In The Region Of £280,000



Situated on Clivedon Way in Halesowen, this beautifully presented semi-detached house offers turnkey accommodation with a modern interior and a landscaped rear garden. Halesowen provides a wide range of local amenities, including shops, schools, and parks, all within easy reach. The area is well connected by public transport, with regular bus routes serving Halesowen Town Centre and convenient access to the M5 motorway, making travel to surrounding towns and cities straightforward.

The property briefly comprises a stone-chipped and block-paved driveway to the front, with access into the property via a side entrance door. This leads into the entrance hall, which has stairs rising to the first floor and a door into the reception room. Double-opening glass doors from the reception room lead into the modern kitchen-diner, which features bi-fold doors opening onto the rear garden and a door into the utility room with space for white goods. The utility also provides access to a useful garage store. Upstairs, the property offers two well-proportioned bedrooms and a family bathroom fitted with both a bath and separate shower. Externally, the rear garden has been attractively landscaped and is arranged over tiers, featuring artificial turf, a patio area, and decking.

In summary, this semi-detached home on Clivedon Way presents an excellent opportunity for those seeking a stylish and move-in-ready property in a popular residential location. With its inviting living space, two bedrooms, and convenient parking, the property is sure to appeal to a range of buyers. Early viewing is highly recommended to fully appreciate what this lovely home has to offer. JH 09/03/2026 EPC=D







Approach

Via a block paved driveway and stone chipping driveway with the double glazed glass side door leading to the entrance hall.

Entrance hall

Stairs to first floor accommodation, panelling to walls, double opening glass doors into kitchen diner, door to front reception room. The flooring throughout the ground floor is Karndean flooring.

Front reception room 15'5" x 11'1" max 9'10" min (4.7 x 3.4 max 3.0 min)

Double glazed bow window to front, central heating radiator, electric feature fire.

Kitchen diner 6'10" min 15'5" max x 7'10" min 13'9" max (2.1 min 4.7 max x 2.4 min 4.2 max)

Double glazed bifold doors to rear garden, vertical central heating radiator, wall land base units with square top marble effect surface over, splashback tiling to walls, oven with hob over, extractor, integrated wine cooler, integrated dishwasher, integrated half height fridge, ceramic butler sink with mixer tap, door into the garage/utility.

Utility 7'10" x 7'6" (2.4 x 2.3)

Double glazed window and door to rear, central heating radiator, inset ceiling light points, high gloss wall and base units with square top marble effect surface over, sink with mixer tap and drainer, space for white goods, fuse box and central heating boiler, gas meter and door to garage/store.









Garage/store 8'10" x 4'7" (2.7 x 1.4)
Double opening doors to front, ceiling light point.
AGENTS NOTE: Clients must ensure that this garage/store is fit for their own purpose.

First floor landing
Half height panelling to walls, loft access, central heating radiator, doors to two bedrooms and bathroom.

Bedroom one 15'5" x 10'5" min 11'1" max (4.7 x 3.2 min 3.4 max)
Two double glazed windows to front, central heating radiator.

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

Bedroom two 13'9" max 10'9" min x 8'2" (4.2 max 3.3 min x 2.5)
Double glazed window to rear, central heating radiator.

Rear garden
The garden is tiered with a slabbed patio, stone chipping steps, astro turf lawn with raised beds, the further tier is decking with shed with wood chipping borders.

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

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.

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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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