

# Grove.

FIND YOUR HOME



25 Attwood Street  
Halesowen,  
West Midlands  
B63 3UE

Offers In The Region Of £190,000



In the heart of Halesowen, this charming terraced home on Attwood Street presents an excellent opportunity for first-time buyers.

Set within a friendly neighbourhood, the property is conveniently located close to a range of local amenities, including well-regarded schools and green spaces such as Hawne Park. It also benefits from excellent transport connections, with easy access to the M5 motorway and regular bus services from Halesowen Town Centre.

To the front of the property is a block-paved driveway leading to the entrance hall. From here, there is access to the kitchen, a bright and airy lounge with French doors opening onto the garden, and stairs rising to the first floor. Upstairs, you will find two generously sized double bedrooms and a family bathroom. The rear garden is thoughtfully arranged with a decked seating area and lawn, offering the perfect space for relaxing or entertaining.

Whether you are looking to take your first step onto the property ladder or seeking a well-located rental investment, this home combines comfort, convenience, and potential. Don't miss the opportunity to make this delightful house your own. JH 04/03/2026 EPC=C







#### Approach

Via a block paved driveway with stone chipping borders and fence, double glazed obscured front door into entrance hall.

#### Entrance hall

Central heating radiator, fuse box, stairs to first floor accommodation, door way into kitchen and door to reception room, under stairs storage with base units and space for white goods.

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

Double glazed window to front, vertical central heating radiator, integrated oven with hob over and extractor, wall and base units with roll top surface over, splashback tiling to walls, central heating boiler, sink with mixer tap and drainer, space for fridge.

#### Lounge 14'5" x 12'1" (4.4 x 3.7)

Double glazed French doors to rear, coving to ceiling, dado rail, feature fireplace with surround, central heating radiator.

#### First floor landing

With loft access, doors to two bedrooms and shower room.

#### Bedroom one 12'1" x 9'6" (3.7 x 2.9)

Double glazed window to rear, central heating radiator.



Bedroom two 8'6" x 8'6" (2.6 x 2.6)  
Double glazed window to front, central heating radiator, doors to two storage cupboard with one housing the stair bulk head.

Shower room  
Vanity style wash hand basin with mixer tap, low level flush w.c., vertical central heating towel rail and electric shower.

Rear garden  
The garden is lawned with a raised decking area.

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 you 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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