

# Grove.

FIND YOUR HOME



23 Chatsworth Road  
Halesowen,  
West Midlands  
B62 8TA

Offers In The Region Of £275,000



On the popular Chatsworth Road in Halesowen, this semi-detached house offers far reaching garden views and character with a modern twist. The location itself is a significant advantage, offering a blend of suburban tranquillity and easy access to local amenities, schools, and transport links. Halesowen is known for its community and picturesque surroundings, making it a wonderful place to call home.

The property comprises of a driveway with side access via a gate and front door into the property. Inside is an entrance porch, dual aspect lounge-diner and kitchen. Upstairs are three well-proportioned bedrooms and a family bathroom. The garden is lawned with a variety of different shrubs and offers far reaching views. The property offers solar panels.

In summary, this semi-detached house on Chatsworth Road is a fantastic opportunity for anyone seeking a comfortable and practical living space in a desirable location. . JH  
15/05/2025 EPC=B









#### Approach

Tarmac driveway leading up to single glazed front door and up and over garage door and side access to rear.

#### Enterance porch

Decorative ceiling coving and door leading to;

Dining room 12'4" max x 6'8" in x 12'4" (3.76 max x 2.05 min x 3.76)

Double glazed bow window to front, dado rails, central heated radiator and stairs leading to first floor and window into porch area.

Lounge 9'1" min x 12'3" max x 17'0" (2.77 min x 3.74 max x 5.20)

Double glazed sliding patio doors to the conservatory, decorative ceiling coving, dado rails, central heating radiator and a feature gas fireplace, door leading to;

Kitchen 13'4" x 6'11" (4.08 x 2.12)

Double glazed window to rear, double glazed obscured door to side, central heating radiator, matching wall and base units with roll top surface over and splash backs to the walls, 1.5 bowl basin sink with mixer tap and drainer, integrated oven and gas hob with extractor over, space for washing machine, space for tumble dryer, decorative ceiling coving, space for fridge freezer.

Conservatory 10'8" x 7'8" (3.27 x 2.36)

Double glazed double opening patio door to rear.









#### Landing

Loft access which is partially boarded with a step ladder, decorative ceiling coving, airing cupboard and doors leading to;

#### Bedroom One 9'3" x 14'3" (2.82 x 4.36)

Double glazed window to front, central heating radiator and decorative ceiling coving.

#### Bedroom Two 9'1" x 11'0" (2.77 x 3.36)

Double glazed window to rear, central heating radiator, decorative ceiling coving and fitted wardrobes.

#### Family bathroom

Double glazed obscured window to rear, decorative ceiling coving, central heating radiator, double glazed obscured window to side, pedestal wash hand basin with individual hot and cold taps, bath with individual hot and cold taps and splash back tiling, dado rails and corner electric shower.

#### Bedroom Three 7'2" x 10'10" (2.19 x 3.32)

Double glazed window to front, central heating radiator, two fitted storage cupboards, decorative ceiling coving.

#### Garden

Tiered with patio and lawned area, variety of different shrubs to the boarders, gate leading to front and shed.

#### Freehold 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 C.

#### 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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