

# Grove.

FIND YOUR HOME



49 Hammersley Close  
Halesowen,  
West Midlands  
B63 2LG

Offers In The Region Of £190,000





Tucked away at the end of a quiet cul-de-sac in Hammersley Close, Halesowen, this end-terraced home offers an ideal opportunity for first-time buyers or investors alike. The location is highly convenient, with excellent local amenities close by, including shops and reliable bus routes just a short walk away.

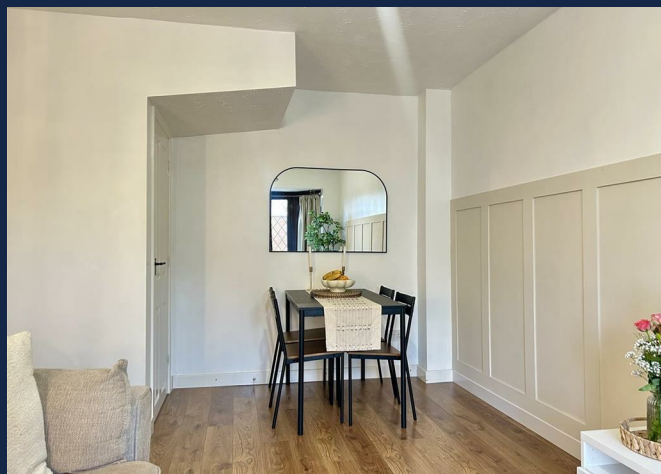
To the front, the property benefits from generous tandem parking for up to three vehicles, along with gated side access leading to the rear garden and direct access into the home. Inside, the accommodation comprises an entrance hall, a well-appointed kitchen, and a bright lounge featuring under stairs storage and double doors that open onto the garden. Upstairs are two bedrooms and a recently refurbished family bathroom. The rear garden is a low-maintenance courtyard-style space, thoughtfully arranged with block paving, stone chippings, and a decked seating area - perfect for relaxing or entertaining.

With its practical layout, ample parking, and close proximity to local amenities, this property is sure to attract a wide range of buyers. JH 08/12/2025 V1 EPC=C













#### Approach

Via a tarmacadam tandem driveway offering parking for numerous vehicles, gate to the rear garden, double glazed obscured door into entrance hall.

#### Entrance hall

Double glazed window to side, central heating radiator, under stairs storage, doorway into kitchen and door to living room.

#### Kitchen 8'2" x 5'10" (2.5 x 1.8)

Double glazed window to front, double glazed window to the side overlooking garden, wall and base units with roll top surface over, splashback tiling to walls, integrated oven, hob, extractor, space for fridge, space for washing machine, sink with mixer tap and drainer, central heating boiler.

#### Living room 10'5" x 15'1" (3.2 x 4.6)

Double glazed French doors to garden, double glazed windows to sides, half height panelling to one wall, central heating radiator, door to under stairs storage.

#### First floor landing

Loft access, doors to two bedrooms and bathroom.

#### Bedroom one 11'5" x 8'10" (3.5 x 2.7)

Double glazed window to side, central heating radiator, half height panelling to one wall, built in storage cupboard.













#### Bedroom two 6'10" x 7'10" (2.1 x 2.4)

Double glazed window to side, central heating radiator.

#### Bathroom

Low level flush w.c., bath with electric shower over, vanity style wash hand basin and mixer tap, tiling to walls.

#### Garden

The garden is located to the side of the property with a combination of slabbed and block paved patio, raised stone chipping beds and further corner decked patio, shed and access to parking via gate.

#### 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



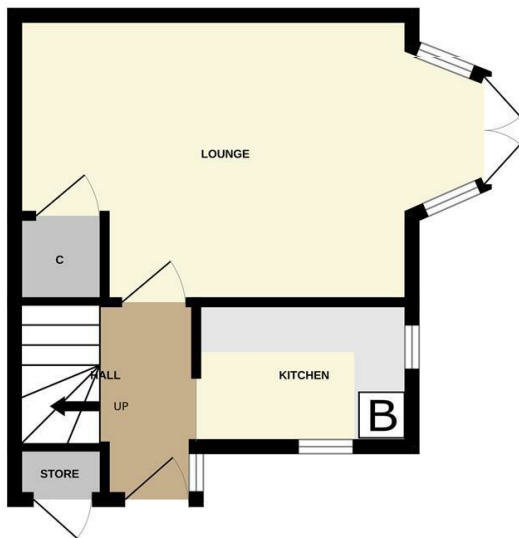
fee of approximately £175 should you decide to proceed with the engagement of the solicitor in question. We are informed that solicitors are happy to pay this referral fee to ourselves as your agent as it significantly reduces the marketing costs that they have to allocate to sourcing new business. The 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.

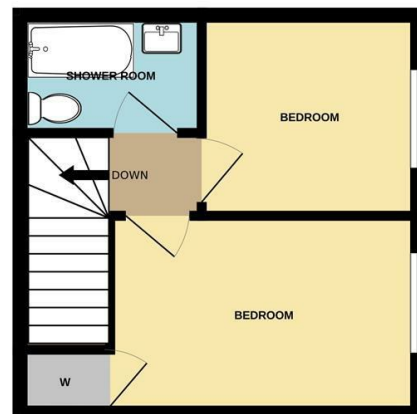
The same also applies if we have introduced you to the services of our panel of surveyors who we are

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.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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