

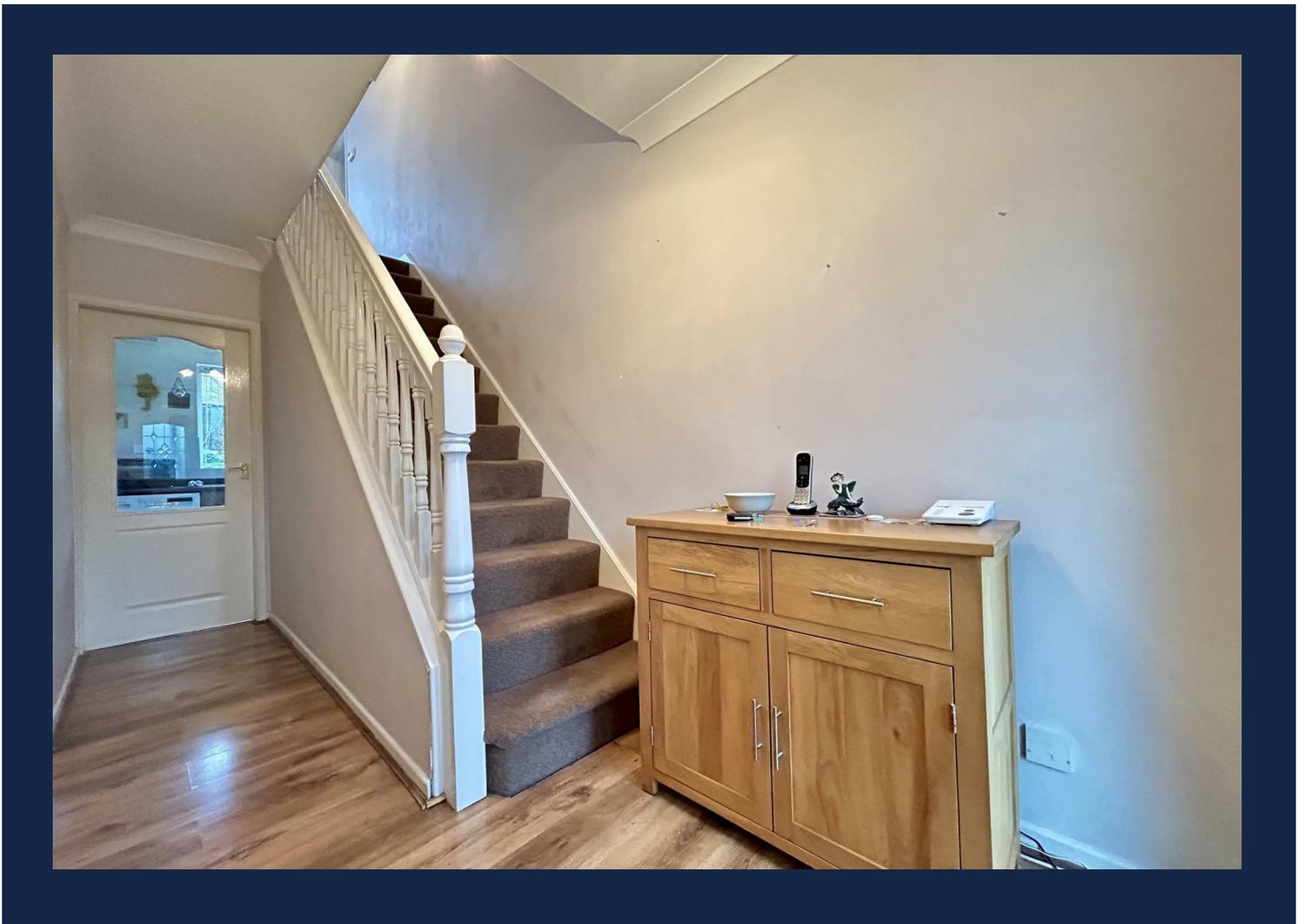
# Grove.

FIND YOUR HOME



190 Broadway Avenue  
Halesowen,  
West Midlands  
B63 4QN

Offers In The Region Of £325,000



## NO UPWARD CHAIN

Enjoying far-reaching views towards the Clent Hills, this property on Broadway Avenue presents an excellent opportunity for growing families. The home offers three generously sized bedrooms, a particularly rare feature for buyers seeking a well-proportioned third bedroom. Located within a friendly and established neighbourhood, the property benefits from close proximity to Halesowen Town, local shops, schools and parks, making it ideal for those who value both convenience and community living.

The accommodation briefly comprises a driveway and garage to the front, with access into the property via a welcoming entrance porch and hall. There are two reception rooms and a fitted kitchen, providing flexible and practical living space. To the first floor are three bedrooms and a family bathroom. Externally, the rear of the property boasts a beautifully maintained garden, perfect for relaxing or entertaining.

Whether you are a growing family or an investor seeking a strong rental opportunity, this Broadway Avenue home offers comfortable living in a desirable location. Early viewing is highly recommended to appreciate the views, space and potential on offer. JH 09/02/2026 V1 EPC=D







#### Approach

Via a slabbed driveway with side lawn, sliding patio door to entrance porch.

#### Entrance porch

Double glazed obscured window and door to entrance hall.

#### Entrance hall

Stairs to first floor accommodation, central heating radiator, doors to kitchen and front reception room.

#### Lounge 15'1" x 11'1" max 10'2" min (4.6 x 3.4 max 3.1 min)

Double glazed bay window to front, central heating radiator, dado rail, feature fireplace with surround, door to rear reception room/dining room.

#### Kitchen 7'2" x 13'5" (2.2 x 4.1)

Double glazed window to rear, double glazed obscured door to rear, vertical central heating radiator, wooden wall and base units with roll top surface over, splashbacks to match, further splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for washing machine, fridge and freezer, integrated oven, hob, door into under stairs storage, door to rear reception room.

#### Dining Room

Accessed via the kitchen or lounge, having double glazed, double opening French doors to the rear garden and a central heating radiator.



GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

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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First floor landing  
Double glazed window to rear, central heating radiator, coving to ceiling, loft access, doors to three bedrooms and bathroom.

Bathroom  
Dual aspect double glazed obscured windows to side and rear, vertical central heating towel rail, central heating radiator, low level flush w.c., wash hand basin with mixer tap, bath with electric shower over and storage cupboard.

Bedroom one 11'5" x 11'1" (3.5 x 3.4)  
Double glazed bay window to front, central heating radiator.

Bedroom two 11'5" x 10'9" (3.5 x 3.3)  
Double glazed window to rear, central heating radiator.

Bedroom three 14'1" max 7'6" min x 13'5" max 7'6" min (4.3 max 2.3 min x 4.1 max 2.3 min)  
Double glazed window to front, central heating radiator, fitted wardrobes and stair bulk head.

Garden  
Offering slabbed patio with raised lawn, raised beds and further slabbed area, access to front via both sides of the property.

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 E

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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