

Grove.

FIND YOUR HOME



32 Hunnington Crescent
Halesowen,
West Midlands
B63 3DJ

Offers In Excess Of £225,000



Offered for sale with no upward chain, this spacious townhouse is enviably positioned within the crescent and benefits from far-reaching views to the front. The property provides flexible accommodation, making it an excellent choice for a growing family.

The ground floor comprises an entrance porch, a useful work room (previously the garage and offering potential for adaptation to create additional living space, subject to requirements), and utility.

On the first floor, the property features a generous lounge-diner along with a fitted kitchen, creating a comfortable and practical living space. The top floor offers three well-proportioned bedrooms and a family shower room. Externally, the property benefits from a driveway providing parking for multiple vehicles, with side access leading to the low-maintenance rear garden.

Offering spacious and versatile accommodation in a desirable position, this property presents a fantastic opportunity for buyers looking to create a comfortable family home. JH 10/03/2026 V1 EPC=D







Approach

Via tarmac driveway with side lawn, double glazed door into porch.

Porch

Two double glazed windows to front, double glazed obscured stained glass door into entrance hall and door into store/workshop.

Workshop/store 18'8" x 9'2" (5.7 x 2.8)

Previously the garage housing fuse box, electric and gas meters and houses the central heating boiler, bifold door into the utility.

Utility 18'8" x 5'6" (5.7 x 1.7)

Double glazed window and door to rear, central heating radiator, wash hand basin, space for white goods.

Entrance hall

Obscured window to front, central heating radiator, under stairs storage, door to utility.

First floor landing

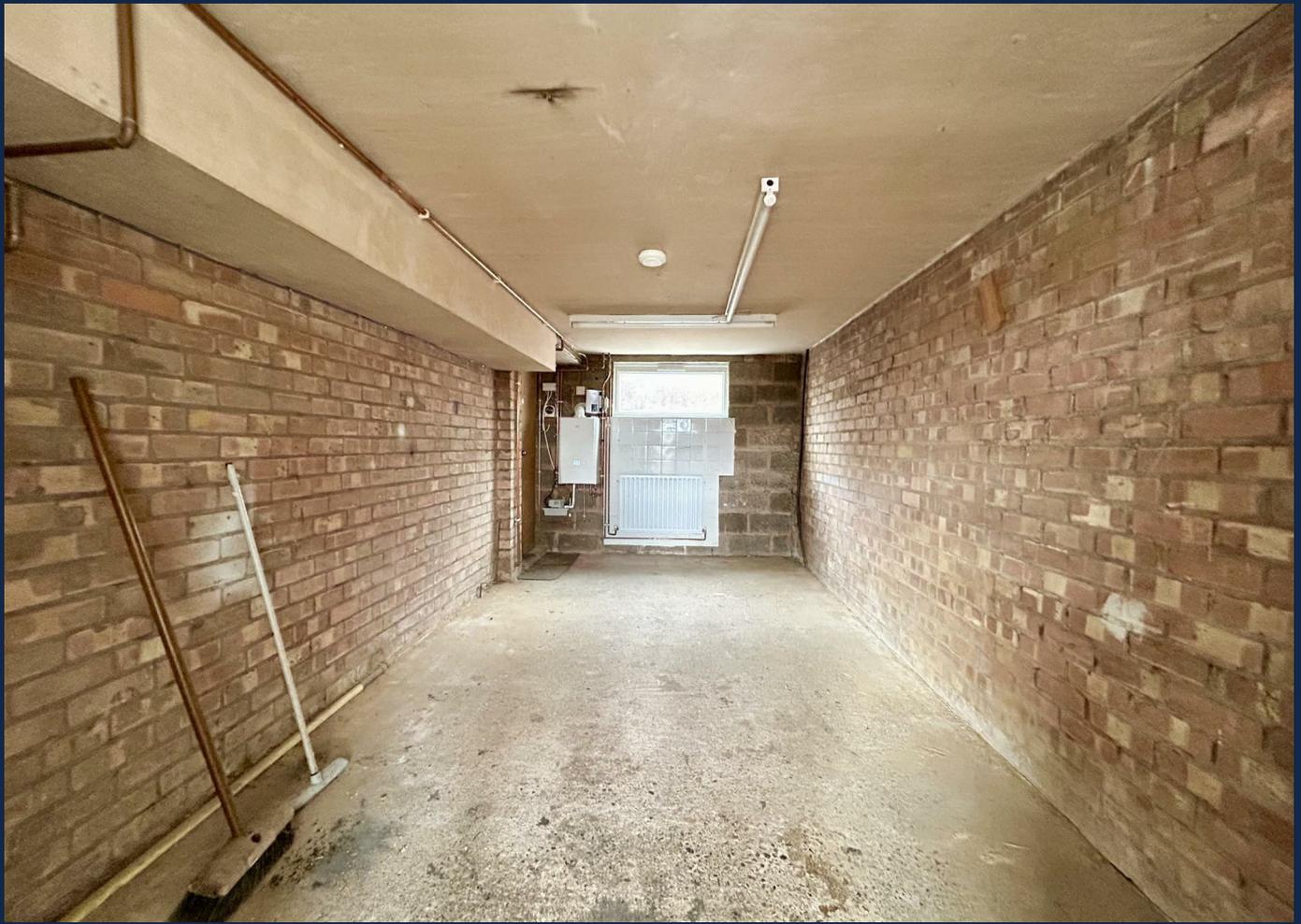
Central heating radiator, two doors to fitted storage, doors into the kitchen and lounge.

Kitchen 7'6" x 9'2" (2.3 x 2.8)

Double glazed window to front, central heating radiator, matching wall and base units with roll top work surface over, space for half height fridge.







Lounge diner 10'2" min 18'8" max x 9'2" min 15'5" max
(3.1 min 5.7 max x 2.8 min 4.7 max)
Double glazed window to rear, central heating radiator, coving to ceiling, feature fireplace with surround, feature open brick walls, fitted storage.

Second floor landing

Loft access, bifold door to shower room and further doors into the bedrooms, storage cupboard housing water tank.

Bedroom one 9'2" x 14'5" (2.8 x 4.4)

Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom two 9'2" max 8'6" min x 11'9" (2.8 max 2.6 min x 3.6)

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

Bedroom three 5'10" x 10'2" (1.8 x 3.1)

Double glazed window to rear.

Shower room

Double glazed obscured window to front, central heating radiator, low level flush w.c., vanity style wash hand basin with mixer tap, corner shower.

Rear garden

Patio area with a further second tier.

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 your offer until these checks have been carried out.

Referral Fees

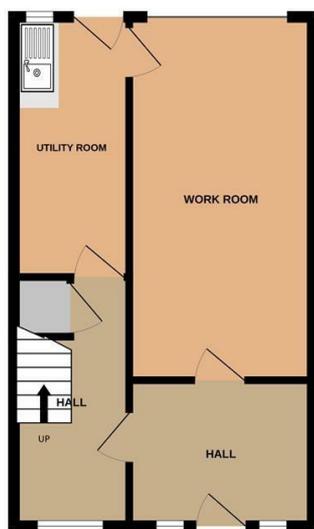
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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

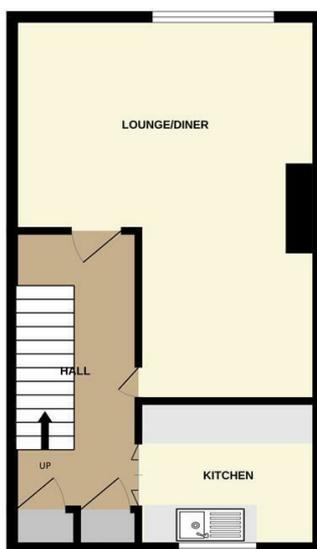
aware that we receive a referral fee from Infinity for recommending their services. The charges that you will incur with them and all the products that they introduce to you will in no way be affected by this referral fee. On average the referral fees that we have received recently are £218 per case.

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



2ND 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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