

# Grove.

FIND YOUR HOME



8 Grove Avenue  
Halesowen,  
West Midlands  
B63 4SB

Offers In The Region Of £260,000





On Grove Avenue in Halesowen, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers. The surrounding area is known for its friendly community and accessibility to local amenities, including shops, schools, and parks, making it a desirable location for families.

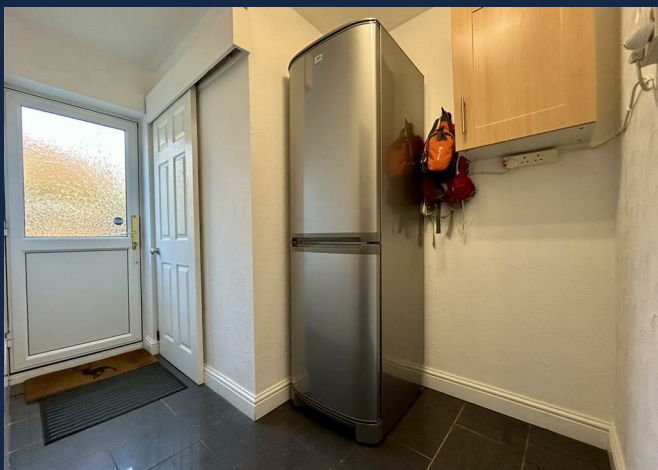
The property comprises of a block paved driveway to the front of the property with gate access to the side access. The front door enters into a welcoming entrance hall with access into the reception room offering a feature log burner and under stairs storage. The kitchen has access into the rear porch/utility with a downstairs w.c. and garden access. Upstairs are three bedrooms and a family bathroom. The garden has a variety of patios, flower beds, paths, pergolas and stone chippings.

With its spacious bedrooms, inviting reception room, and convenient parking, it is a property that should not be missed. We invite you to come and explore the potential this home has to offer. JH 07/05/25 V3  
EPC=C













#### Approach

Via block paved driveway with side gate, steps to front door.

#### Entrance hall

Double glazed obscured front door leading to entrance hall with stairs to first floor accommodation, door to reception room.

Reception room 14'1" max 12'9" min x 12'5" (4.3 max 3.9 min x 3.8)

Double glazed bow window to front, central heating radiator, feature fireplace with log burner, door to under stairs storage housing fuse box, gas and electric meters, door into kitchen.

Kitchen 9'2" x 11'1" (2.8 x 3.4)

Double glazed window to rear, central heating radiator, matching wood effect wall and base units with roll top surface over, integrated one and a half bowl sink with mixer tap and drainer, space for oven, dishwasher and washing machine, splashback tiling to walls, central heating boiler, archway to rear hall/utility.

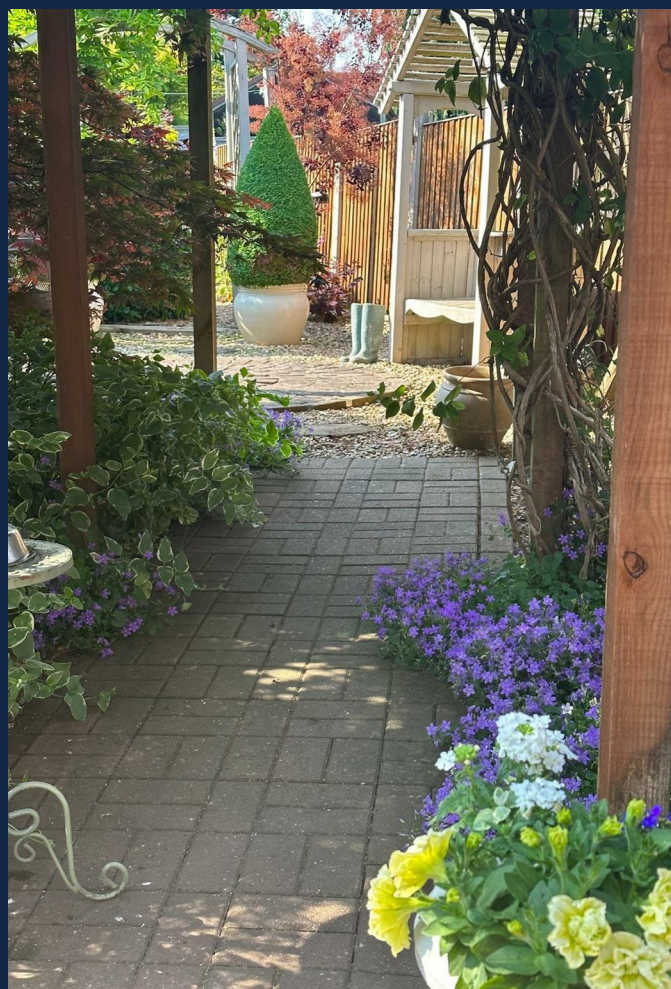
Utility/rear hall 9'2" max 4'11" min x 5'10" (2.8 max 1.5 min x 1.8)

Double glazed obscured door to rear, door into downstairs w.c., space for fridge freezer.

















#### Downstairs w.c.

Low level flush w.c., double glazed obscured window to rear.

#### First floor landing

Double glazed window to side, central heating radiator, loft access, doors radiating to bedrooms and bathroom.

#### Family bathroom

Double glazed obscured window to front, complementary tiling to walls and floor, pedestal wash hand basin, vertical central heating radiator, low level flush w.c., bath with shower over. There is a stair bulk head in this room.

Bedroom one 11'1" max 9'10" min x 10'2" (3.4 max 3.0 min x 3.1)

Double glazed window to front, central heating radiator.

Bedroom two 9'2" x 11'9" (2.8 x 3.6)

Double glazed window to rear, central heating radiator.

Bedroom three 8'6" x 8'2" (2.6 x 2.5)

Double glazed window to rear, central heating radiator.

#### Rear garden

Slabbed and block paved patio, electrical sockets, block paved pathway to the rear of the garden, stone chipping areas, steps to tiled patio area, space for shed, child's playhouse currently being used as a log store.

#### Tenure

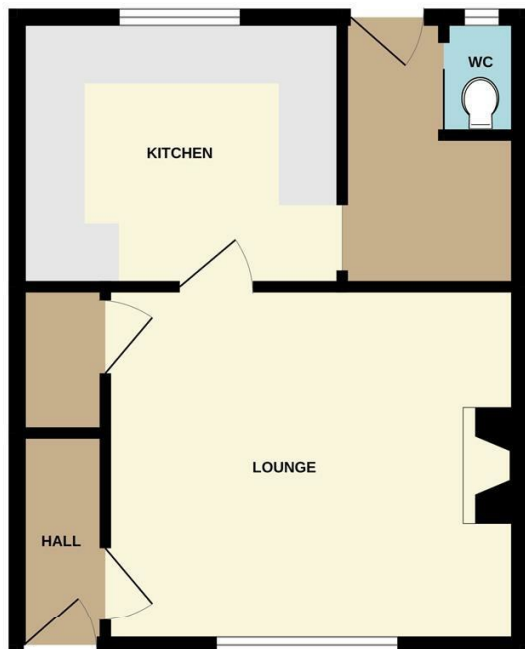
References to the tenure of a property are based on information supplied by the seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.



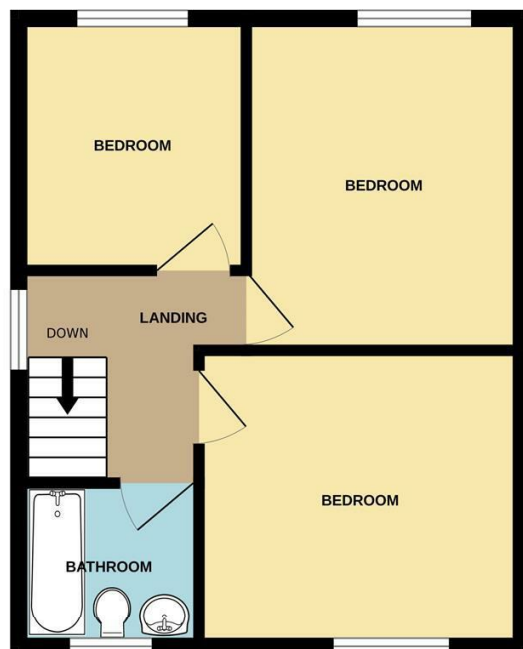




GROUND FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 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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## Council Tax Banding Tax Band is

### 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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