

# Grove.

FIND YOUR HOME



9 Compton Road  
Halesowen,  
West Midlands  
B62 9TD

Offers In The Region Of £360,000



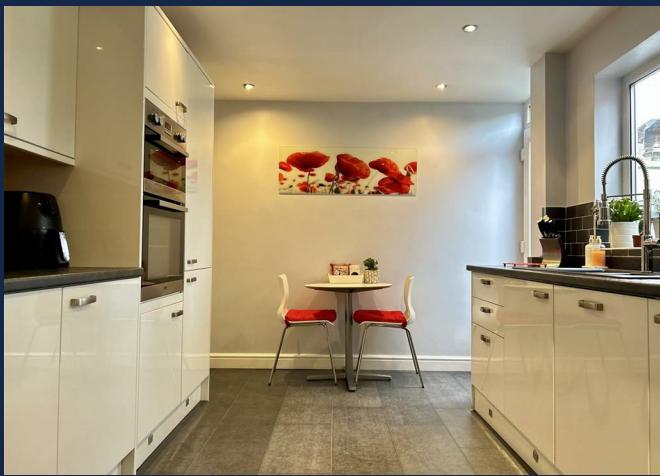
Located in Halesowen, Compton Road is a well-presented detached home that offers a superb opportunity for a growing family. Situated in a desirable and well-connected area, the property is within easy reach of local schools, parks, and everyday amenities. The neighbourhood is known for its friendly community feel, offering a peaceful environment while remaining close to essential services and transport links.

To the front of the property, there is a driveway providing off-road parking, along with access to a useful garage store with up and over door. Upon entering the home, you are welcomed into an entrance hall leading to two reception rooms. Reception room one is a cosy snug with gas fireplace and then onto the second reception room with sitting area and dining space this room also offers large windows and French doors bringing in lots of natural light. The property is fitted with a sleek kitchen with contemporary units and space for a bistro table and chairs. There is also a utility room and downstairs w.c. and access to the garage store. Upstairs, the property offers three bedrooms along with a family bathroom. To the rear, the garden has a slabbed patio area and lawned section with beautifully maintained boarders.

With the potential of this beautiful property on Compton Road and the prime location the property is located in, This is a wonderful opportunity for anyone looking to settle in Halesowen. CM JH 20/01/2026 V1 EPC=E







#### Approach

Via a sloped block paved driveway with raised block paved borders with a front lawn, step up to front door via open arch brick porch.

#### Entrance hall

Double glazed stained obscured door, central heating radiator, stairs to first floor accommodation, doors into reception rooms.

Front reception room 12'5" max 10'5" min x 9'10" max 8'6" min (3.8 max 3.2 min x 3.0 max 2.6 min)

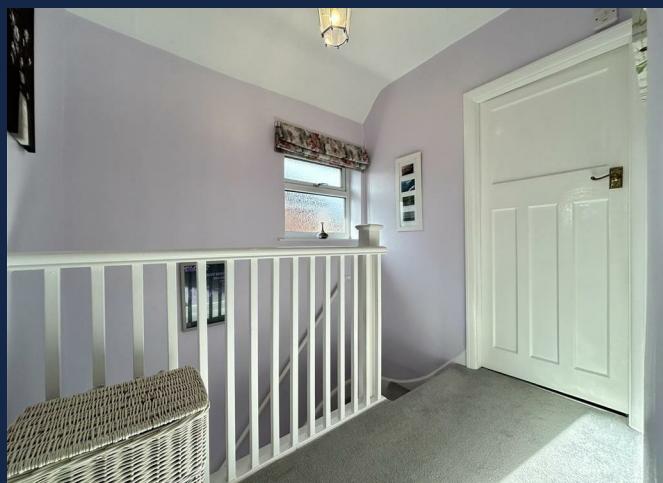
Double glazed bay window to front, central heating radiator, feature gas fire.

Open plan living area 29'6" max 10'9" min x 7'10" min 15'5" max (9.0 max 3.3 min x 2.4 min 4.7 max)

Double glazed French doors to rear, double glazed window to rear, double glazed window to side, four central heating radiators, fitted panelled storage cupboard, door to kitchen.

Kitchen 9'6" min x 16'0" max (2.9 min x 4.9 max)

Window to open plan living area, double glazed window to rear, double glazed door to rear, central heating radiator, inset ceiling light points, matching high gloss wall and base units with roll top surface over, splashback tiling to walls, one and a half bowl sink with hose mixer tap and drainer, integrated oven and grill, hob, integrated fridge freezer, integrated dishwasher, door to utility.











#### Utility 5'10" x 8'6" (1.8 x 2.6)

Door into downstairs w.c., matching wall and base units, roll top surface over, splashbacks, sink with mixer tap and drainer, space for white goods, door to garage.

#### Downstairs w.c.

Low level flush w.c., corner wash hand basin and splashback tiles.

#### Garage/store 10'9" x 8'10" (3.3 x 2.7)

Up and over door to front and power.

AGENTS NOTE: Clients must ensure that the garage/store is fit for their own purpose.

#### First floor landing

Double glazed obscured window to side, loft access with ladder, doors into bedrooms and bathroom.

#### Bathroom

Double glazed obscured window to rear, corner shower, low level flush w.c., corner bath, pedestal wash hand basin with mixer tap, Victoria style central heating radiator, complementary tiling to walls.

Bedroom one 12'5" max 8'2" min x 9'6" (3.8 max 2.5 min x 2.9)

Double glazed bay window to front, central heating radiator, fitted drawers and wardrobes.

Bedroom two 11'9" x 9'6" (3.6 x 2.9)

Double glazed window to rear, central heating radiator, picture rails, door to fitted storage.

Bedroom three 9'10" x 6'6" (3.0 x 2.0)

Double glazed window to front, central heating radiator, picture rails and central heating boiler.

#### Rear garden

Slabbed patio with raised lawn and to the rear there is a variety of trees and shrubs.

#### 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 D



## 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.