

Grove.

FIND YOUR HOME



90 Nimmings Road
Halesowen,
West Midlands
B62 9JH

Offers In The Region Of £215,000



Charming Three-Bedroom Terrace with Off-Road Parking – Nimmings Road, Halesowen

Nestled in a popular residential area of Halesowen, this well-presented three-bedroom terraced home offers a fantastic opportunity for families, first-time buyers, or investors alike. A key highlight is the rare benefit of off-road parking for two vehicles – a sought-after feature in terraced properties – providing convenience and peace of mind for both residents and visitors.

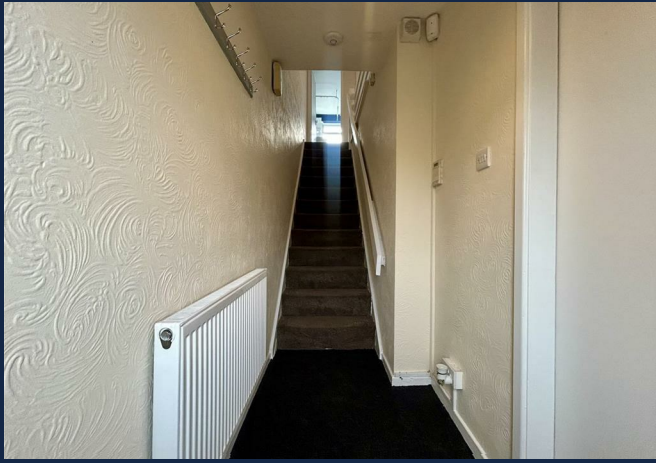
The home is ideally positioned within a friendly and established neighbourhood, close to a range of local amenities, reputable schools, parks, and excellent transport links. Halesowen town centre is just a short distance away, offering a variety of shops, cafés, and leisure facilities to suit all lifestyles.

The property itself briefly comprises: a tarmac frontage, welcoming entrance hall, spacious reception room, and a kitchen-diner with direct access to the rear garden – ideal for entertaining or family meals. Upstairs hosts three well-proportioned bedrooms and a contemporary family bathroom. To the rear, you'll find a private lawned garden with a patio and a garage, accessible via a rear service road – perfect for additional storage or secure parking.

In summary, this delightful home on Nimmings Road combines comfort, practicality, and location, making it a standout choice in today's market. Early viewing is highly recommended to fully appreciate all it has to offer. JH 01/10/2025 EPC=C







Approach

Via tarmac driveway with block paved borders leading to double glazed obscured front door giving access to entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, door into front reception room.

Reception room 10'5" x 18'8" (3.2 x 5.7)

Double glazed window to front, central heating radiator, feature electric fireplace with surround, door into kitchen diner.

Kitchen diner 12'5" x 13'9" (3.8 x 4.2)

Two double glazed windows to rear and double glazed door to rear, central heating radiator, wall and base units with roll top surface over with splashback tiling to walls, space for washing machine, sink with mixer tap and drainer, oven, gas hob, extractor, door into under stairs storage.

First floor landing

Loft access, doors into bathroom, airing cupboard housing central heating boiler and bedrooms.

Bedroom one 14'5" min 16'0" max x 7'10" min 8'10" max (4.4 min 4.9 max x 2.4 min 2.7 max)

Double glazed window to rear, central heating radiator, double doors into fitted storage cupboard and further storage cupboard.







Bedroom two 13'1" min 14'9" max x 7'10" (4.0 min 4.5 max x 2.4)

Double glazed window to front, central heating radiator, double doors to storage cupboard and further fitted storage cupboard.

Bedroom three 5'10" x 9'2" (1.8 x 2.8)

Double glazed window to front, central heating radiator, fitted storage cupboard over the stair bulk head.

Bathroom

Double glazed obscured window to rear, central heating radiator, pedestal wash hand basin, bath with electric shower over, low level flush w.c.

Rear garden

Slabbed patio area, lawn area, door into garage.

Garage en bloc 8'2" x 15'8" (2.5 x 4.8)

Up and over door to front.

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.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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.
Made with Metropix ©2025

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.