

# Grove.

FIND YOUR HOME



37 Daleswood Park, Winwood Heath Road,  
Romsley, Halesowen,  
West Midlands  
B62 0LJ

£175,000



Daleswood Park is a peaceful, over-50s residential park set in a semi-rural location just south-west of Romsley village, offering a tranquil lifestyle while remaining within easy reach of Halesowen and Birmingham. Overlooking adjoining woodland and designed for those seeking calm surroundings the park benefits from a welcoming community atmosphere, scenic walks nearby, and attractions such as the Clent Hills. Local amenities in Romsley include a shop, family butcher, traditional pubs and convenient bus links, while Halesowen provides a wide range of shopping, dining, leisure and transport connections. With excellent access to the M5 and nearby train services, Daleswood Park combines countryside charm with everyday convenience, making it an ideal setting for relaxed park home living. JH  
02/02/2026 V1







#### Approach

Via a slabbed pathway leading around the home and offers a patio area, astro turf lawn and to the other side are storage sheds and slabbed steps up to the rear entrance to the home. The double glazed front door leads into entrance hall.

#### Entrance hall

Doors into the cloakroom, pantry, two bedrooms and a shower room, central heating radiator. Entrance into open plan living area.

#### Open plan living area 15'5" x 17'0" (4.7 x 5.2)

Two double glazed windows to side, two double glazed windows to front, double glazed French doors to the rear, additional double glazed window to rear, two central heating radiators, feature fire with surround, wall and base units with roll top wood effect surface over, splashbacks to match, central heating boiler, space for washing machine, integrated oven with gas hob over, integrated fridge freezer, integrated sink with mixer tap and drainer.

#### Shower room

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

#### Bedroom one 8'2" x 10'5" (2.5 x 3.2)

Double glazed window to side, central heating radiator, fitted wardrobes.

#### Bedroom two 8'2" x 10'5" (2.5 x 3.2)

Double glazed window to side, central heating radiator, fitted wardrobes.

**Getting further advice and help in buying a home**  
The Mobile Homes Act 2013 places a number of obligations on both the seller and you the buyer. A failure to meet these obligations could result in the site owner taking legal action against you or the seller.

Like any other home purchase, buying a park home is a major commitment. You are, therefore, strongly advised to take advice from a solicitor or another professional – independent from the seller or site owner – when buying a home.

The Leasehold Advisory Service (LEASE) can offer free, initial advice about your rights and obligations; although they cannot help you fill in forms, or act on your behalf. They can be contacted on 020 7832 2525 or at <https://parkhomes.lease-advice.org/>.

**Key things to bear in mind when considering buying**  
You will be buying the home, but not the pitch (plot). The pitch remains in the ownership of the site owner who is responsible for maintaining and managing the site.

You will pay a pitch fee for the occupation of the pitch and you may be charged separately for water, gas and electricity which the site owner may supply directly to your home. You will pay council tax to the local authority.

Your pitch agreement will be protected by the Mobile Homes Act 1983, which regulates the contract between you and the site owner and sets out the parties respective rights and obligations.

If the site has rules you must comply with them.

If you are buying the home from an existing resident, the site owner will be entitled to 10% commission of the sale price. Likewise should you sell in the future the site owner will be entitled to 10% commission.

If you are buying the home from a resident you do not need to contact the site owner. You do not have to give any personal details to the site owner or attend an interview with them, even if you are told you do.

An Energy Performance Certificate is not required but you may nonetheless want to commission a survey of the home, or ask to see any warranty. You should remember that most park homes will fall in value over time.

You will need to ensure that you complete and are given all the necessary paperwork. Different rules apply between buying a home from a resident or the site owner.

Different rules apply depending on who you are purchasing the home from. You should read the relevant sections in this factsheet as these contain important information about obligations, rights and consequences when buying a park home.

#### Site Rules

The site rules are available upon request.

#### Services

Mains, electricity. There is metered LPG gas supply. The park home is connected to private water and drainage system, the cost of which is incorporated within the service charge.

#### Tenure

Reference to the tenure of a property are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor. The property is subject to the Mobile Homes Act 1983 (as amended). The 2026 ground rent payable is £43.60 weekly or £188.93 per calendar month.

#### Council Tax Banding

Tax Band is A

#### 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.

**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.

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