

Grove.

FIND YOUR HOME



37 Chadbury Road
Halesowen,
West Midlands
B63 3HB

Offers In Excess Of £250,000



Offered for sale with No Onward Chain. I fantastic opportunity for a family to add their own personal touches to a great family home. Ideally located on a spacious corner plot on the Highley desirable Halesmere estate and benefitting from being well placed for access to good local schools, great transport links, and near to an abundance of local shops and amenities.

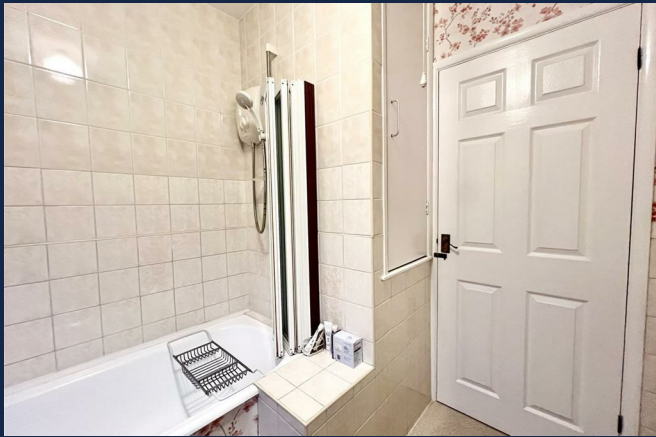
The layout in comprises of entrance porch, hallway, a breakfast kitchen, a truly spacious lounge, a lean-to that provides access to the ground floor WC. Heading upstairs is a pleasant landing with loft access hatch, a well proportioned main double bedroom, a generous second double bedroom, a third bedroom, and the house bathroom.

Externally the property offers off road parking and garage. At the rear of the property is a low maintenance mature garden with paved seating area near to property and space for a shed.

AF 7/4/25 V2 EPC=D







Approach

Via pave steps on a corner plot with lawn surround.

Porch

Double glazed front door, double glazed windows to front and side, wall lighting, tiled flooring, access for meters.

Entrance hall

Timber framed door, ceiling light point, stairs to first floor accommodation, window to front, door to rear garden, central heating radiator, access to kitchen and lounge.

Breakfast kitchen 10'6" x 11'10" (3.2 x 3.6)

Double glazed window to rear, ceiling light point, range of wall and base units with marble effect work top, stainless steel sink and drainer, space for fridge freezer, washing machine and cooker, central heating radiator, wood effect vinyl flooring.

Lounge 12'2" x 19'0" (3.7 x 5.8)

Double glazed window to front, double glazed window to side, ceiling light points, decorative coving, two central heating radiators, feature gas fire place.

Lean-to

Plastic corrugated roof, double glazed door to rear garden, double glazed window, access to out house w.c.





First floor landing

Double glazed window to front, ceiling light point, loft access.

Bedroom one 11'6" x 12'2" (3.5 x 3.7)

Double glazed window, ceiling light point, central heating radiator, space for storage.

Bedroom two 11'6" x 10'6" (3.5 x 3.2)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom three 6'11" x 7'7" (2.1 x 2.3)

Double glazed window to side, ceiling light point, central heating radiator.

House bathroom

Double glazed obscured window to rear, ceiling light point, wall mounted heater, bath with shower over, folding shower screen and tiled surround, low level w.c., wash hand basin, half tiled wall, built in airing cupboard, vinyl flooring, central heating radiator.

Rear garden

Paved seating area, paved steps and footpath leading to the back of the garage, gate to driveway, lawned area, mature borders, paved area for shed.

Garage 8'6" x 15'5" (2.6 x 4.7)

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 C

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. In the absence of being able to

provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

Referral Fees

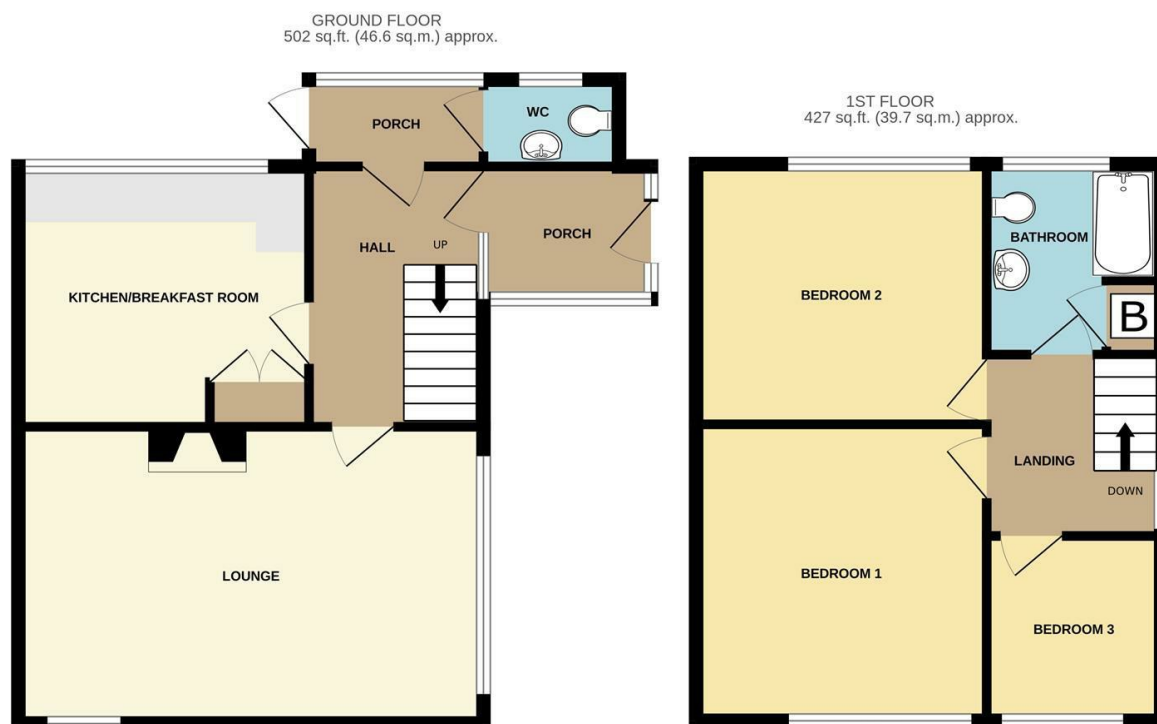
We can confirm that if we are sourcing a quotation or quotations on your behalf relevant to the costs that you are likely to incur for the professional handling of the conveyancing process. You should be aware that we could receive a maximum referral fee of approximately £175 should you decide to proceed 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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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 Lex Allan Grove Ltd 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, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 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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