

# Grove.

FIND YOUR HOME



176 Park Road  
Halesowen,  
West Midlands  
B63 2NS

Offers In The Region Of £225,000



On Park Road in Halesowen, this semi-detached house presents an excellent opportunity for families and individuals alike. The location itself is a significant advantage, offering a blend of suburban tranquillity and accessibility to local amenities. Residents can enjoy nearby parks, schools, and shops, making it a practical choice for families.

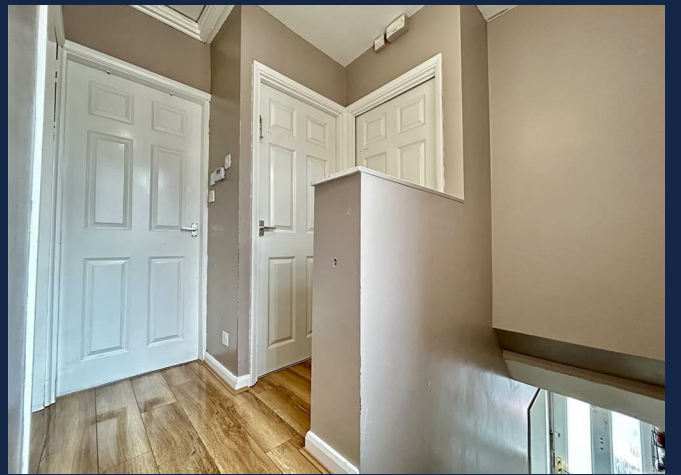
The property comprises of a tarmac front to the front door and side access to the rear garden. Inside is an entrance hall, reception room, kitchen, rear porch and w.c.. Upstairs are three bedrooms and a family bathroom. The rear garden offers tiers of lawn and patio.

In summary, this semi-detached house on Park Road is a wonderful opportunity for those seeking a comfortable and spacious home in Halesowen. With its three bedrooms, inviting reception room, and ample parking, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this charming property your own. JH  
15/07/2025 V2 EPC=C













#### Approach

Via tarmac area and block paved steps to double glazed obscured front door leading to:

#### Entrance hall

Central heating radiator, stairs to first floor accommodation, door into:

Reception room 13'1" min 14'1" max x 12'1" (4.0 min 4.3 max x 3.7)

Double glazed window to front, central heating radiator, door to kitchen.

Kitchen 9'2" x 14'1" (2.8 x 4.3)

Double glazed window to rear, wall and base units with roll top wood effect surface over, splashback tiling, sink with drainer and mixer tap, space for washing machine, space for tumble dryer, oven, central heating boiler, space for fridge freezer, central heating radiator, door to under stairs pantry, door to rear porch area.

#### Rear porch

Double glazed obscured door to rear, door into downstairs w.c.

#### Downstairs w.c.

Low level flush w.c., vertical central heating radiator, vanity style wash hand basin with mixer tap.

#### First floor landing

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





#### Family bathroom

Double glazed obscured window to side, vanity wash hand basin with mixer tap, vertical central heating towel rail, low level flush w.c., bath with shower over.

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 11'5" (2.8 x 3.5)

Double glazed window to rear, central heating radiator.

Bedroom three 8'6" x 7'10" (2.6 x 2.4)

Double glazed window to rear, central heating radiator.

#### Rear garden

Slabbed patio with steps to tiered garden with one lawn and patio areas with space for shed.

#### 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 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 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.

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