

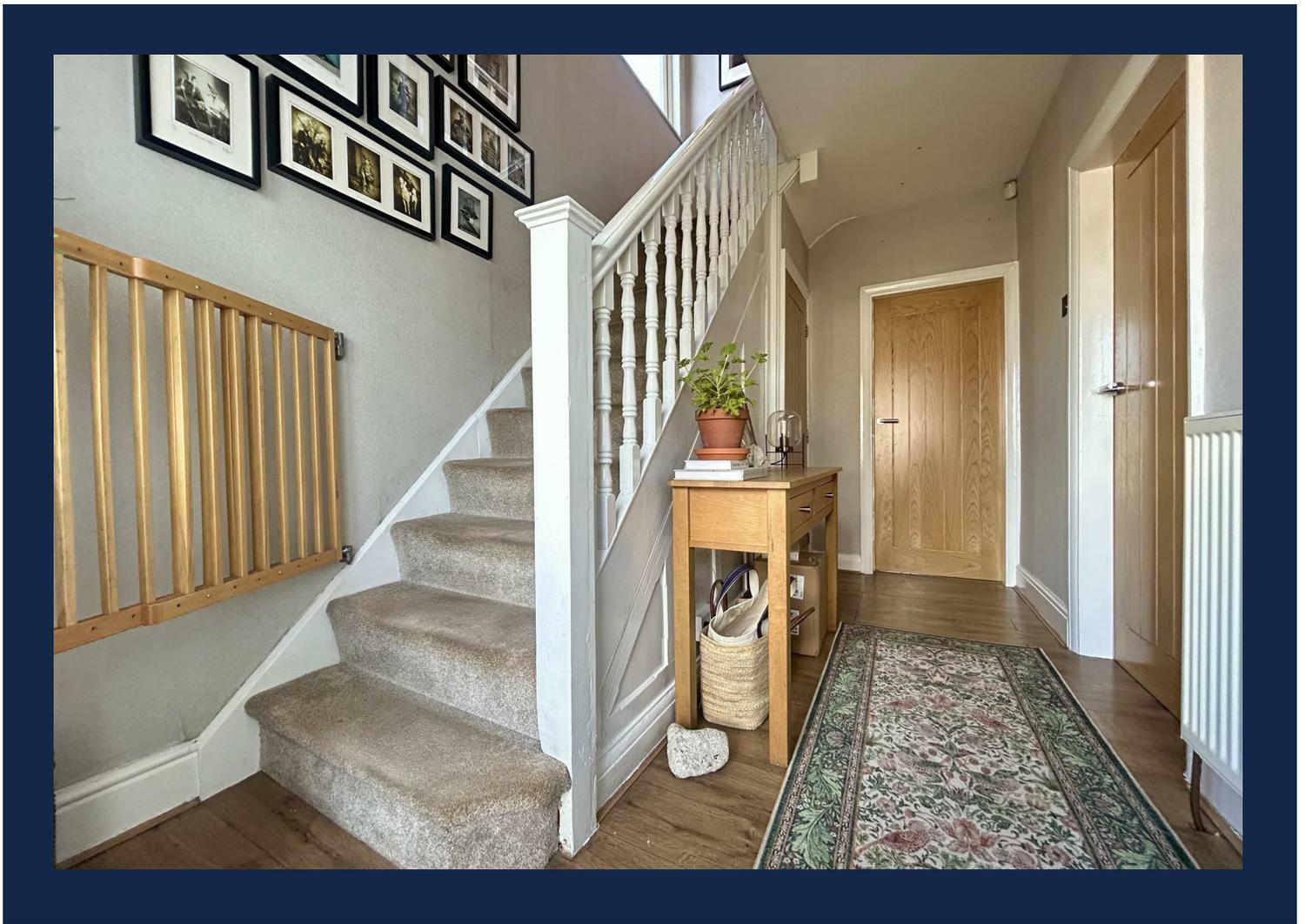
# Grove.

FIND YOUR HOME



93 Alexandra Road  
Halesowen,  
West Midlands  
B63 4BU

Offers In The Region Of £375,000



On Alexandra Road in Halesowen, this detached and extended three-bedroom family home perfectly blends open-plan living with a warm and cosy atmosphere. Designed with family life in mind, the property offers generous indoor space, a beautiful garden with an open view and ample parking to the front.

This sought-after location is known for its convenient proximity to local amenities on Stourbridge Road and Halesowen town centre, making everyday living easy and accessible. Families will appreciate the short walking distance to highly regarded schools, including Windsor High School, as well as nearby green spaces such as Huntingtree Park, ideal for leisure and recreation.

To the front, the home features a pressed concrete driveway providing plenty of parking, along with access to the garage and steps leading up to the front entrance. Inside, the ground floor comprises a welcoming entrance hall, a spacious through reception room with double doors that open into the kitchen, and a kitchen-utility area that leads to an inner hall with a shower room and internal access to the garage. Upstairs, you'll find three bedrooms and a family bathroom, offering comfortable and practical accommodation for all. To the rear, the lawned garden provides an inviting outdoor retreat, complete with a patio area perfect for entertaining and side access to the front.

If you're searching for a home that offers versatile living space both inside and out, in a well-connected and family-friendly area, this property on Alexandra Road is one not to be missed. JH 27/10/2025 V1







#### Approach

Via a pressed concrete driveway with slabbed steps up to the front door via a raised stone chipping bed, hedges and fence. Access to the side and to garage.

#### Entrance hall

Double glazed frosted glass window to the front, central heating radiator, under stairs storage cupboard housing electric meter and fuse box, stairs to first floor accommodation, doors into the through reception room and kitchen.

#### Reception room 11'1" min 12'9" max x 28'6" (3.4 min 3.9 max x 8.7)

Double glazed bay window to front, double glazed sliding patio door to rear, two central heating radiators, feature gas fire with open brick feature surround, coving to ceiling, double opening wooden doors into the kitchen.

#### Kitchen 18'4" x 7'10" (5.6 x 2.4)

Double glazed window to rear, matching wall and base units which are high gloss with wood effect surface over and splashback tiling to the walls, sink with mixer tap and drainer, gas hob with extractor, double oven, space for dishwasher, space for white goods, centre island, entrance into utility space. Door to inner hall.

#### Inner hall

Door to downstairs shower room and garage.











Utility 9'10" min 11'9" max x 7'10" (3.0 min 3.6 max x 2.4)  
Double glazed window and door to rear, garden, central heating radiator, space for American style fridge freezer.

Downstairs shower room  
Complementary tiling to walls, central heating radiator, low level flush w.c., corner shower with monsoon head over, vanity style wash hand basin with mixer tap.

Garage 8'6" x 14'9" (2.6 x 4.5)  
Up and over door, power and houses the gas meter.

First floor landing  
Double glazed obscured window to side, loft access, doors into three bedrooms and family bathroom.

Family bathroom  
Double glazed obscured window to front, low level flush w.c., bath with mixer tap, central heating radiator, pedestal wash hand basin with mixer tap.

Bedroom one 12'5" x 12'9" (3.8 x 3.9)  
Double glazed window to front, central heating radiator, coving to ceiling.

Bedroom two 12'1" x 11'9" (3.7 x 3.6)  
Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 7'6" x 7'6" (2.3 x 2.3)  
Double glazed skylight, cupboard doors to eaves storage, central heating radiator.

Rear garden  
Slabbed patio with pathway through shaped lawn with shrubs borders, shed and greenhouse.

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 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: 1278 sq.ft. (118.8 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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