

# Grove.

FIND YOUR HOME



73 Fairmile Road  
Halesowen,  
West Midlands  
B63 3PZ

Offers In Excess Of £250,000





Located on the ever-popular Fairmile Road in Halesowen, this delightful semi-detached home offers an ideal opportunity for both families and first-time buyers. With its well-balanced layout and welcoming feel, the property provides practical, comfortable living in a friendly and well-connected neighbourhood. Residents will enjoy close proximity to local shops, schools, parks, and public transport links, all of which make this a sought-after area for a vibrant and convenient lifestyle.

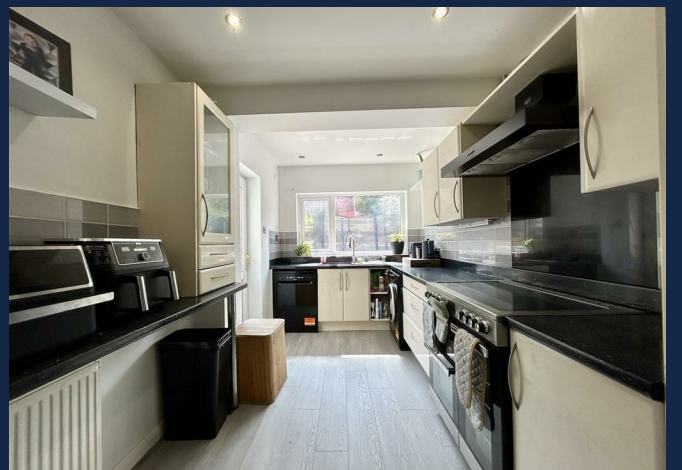
Inside, the home opens with a spacious entrance hall, with potential to be used as a dining area, which leads through double doors into a generously sized L-shaped reception room, perfect for relaxing or entertaining guests. The kitchen sits at the rear of the property, offering access to the garden. Upstairs, there are three well-proportioned bedrooms and a family wet-room, offering enough space for a growing family or flexible use as home office or guest accommodation. Outside, the property features a tarmacadam driveway to the front, with convenient side access leading to the rear. The tiered garden offers a mix of patio and lawned areas, making it a great spot for outdoor dining, play, or gardening.

With its blend of practical living space, excellent location, and family-friendly layout, this semi-detached house on Fairmile Road represents a fantastic opportunity to step into a home you can make your own. Early viewing is highly recommended. JH 8/10/2025 V2 EPC=C













#### Approach

Via tarmacadam driveway with block paved borders and stone chipping edging leading to front door giving access to entrance hall.

Entrance hall 10'9" x 9'10" (3.3 x 3.0)

Having double glazed bow window to front, central heating radiator, stairs to first floor accommodation, double opening glass doors into reception room.

Reception room 10'2" min 18'4" max x 16'8" max 7'2" min (3.1 min 5.6 max x 5.1 max 2.2 min)

Double glazed window to rear, double glazed window to side, two central heating radiators, fire with surround, glass door into kitchen.

Kitchen 7'10" x 15'8" (2.4 x 4.8)

Double glazed window to rear, double glazed obscured door to side, central heating radiator, matching wall and base units with roll top surface over, splashback tiling, sink with mixer tap and drainer, dishwasher, space for washing machine, oven, extractor, space for fridge freezer.

#### First floor landing

Double glazed obscured window to side, loft access, airing cupboard, doors radiating to bedrooms and wetroom.











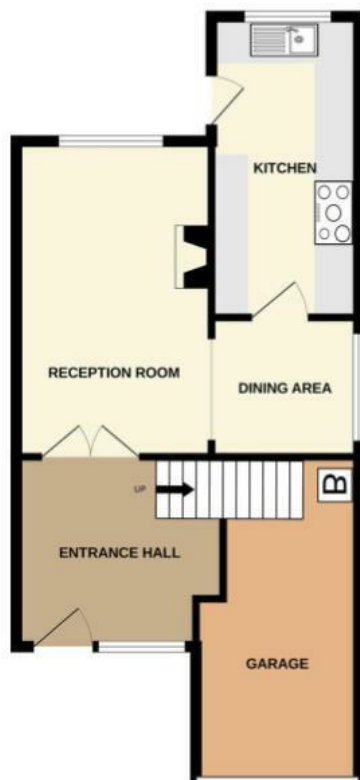




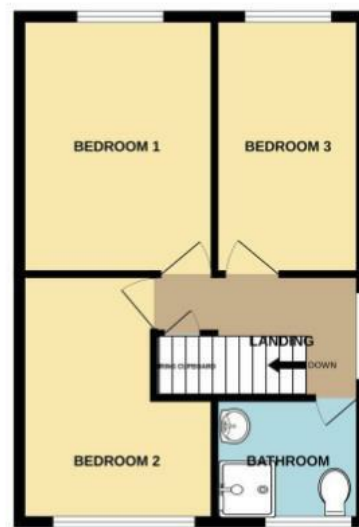




GROUND FLOOR



1ST FLOOR



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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#### Wetroom

Double glazed obscured window to front, central heating radiator, wash hand basin, electric shower, low level flush w.c.

#### Bedroom one 10'2" x 13'5" (3.1 x 4.1)

Double glazed window to rear, central heating radiator.

#### Bedroom two 7'10" x 13'5" (2.4 x 4.1)

Double glazed window to rear, central heating radiator.

#### Bedroom three 10'9" max 7'2" min x 12'5" max 5'6" min (3.3 max 2.2 min x 3.8 max 1.7 min)

Double glazed window to front, central heating radiator.

#### Rear garden

Tiered garden with patio area, wood chippings, lawn with steps leading through the middle and side access to front.

#### Garage

Up and over garage door, power.

#### 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. 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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