

# Grove.

FIND YOUR HOME



67 The Hurst  
Moseley,  
Birmingham,  
B13 0DA

Offers In The Region Of £405,000



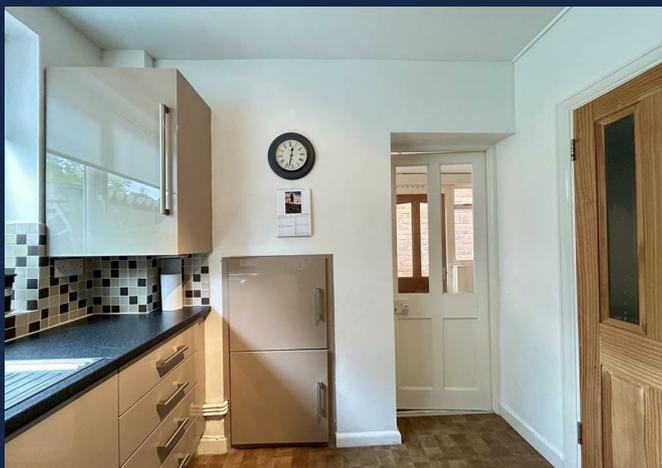
Nestled in the charming area of The Hurst, Moseley, Birmingham, this delightful detached house presents an excellent opportunity for growing families.

Residents can enjoy a variety of local amenities, including shops, cafes, and parks, all within easy reach. The area is well-connected to Birmingham city centre, making it an ideal choice for commuters.

Set back from the road behind a full-width block paved driveway, this attractive semi-detached home offers ample off-road parking, a gated side entry, garage, and arched double doors leading into the entrance porch. An inner door opens to the entrance hall that offers access into a through reception room, kitchen and stairs to the first floor. The modern kitchen offers high-gloss units, integrated and door to a useful utility with additional storage, access to the side, and downstairs w.c. Upstairs, the landing with stained glass window leads to three double bedrooms, each with fitted wardrobes, and a well-appointed family bathroom. Outside, the deep rear garden features a paved patio, lawn, mature shrubs, and access to the single garage with double doors to the front. This well-presented home combines generous living space, modern comfort, and a convenient location ideal for families or those seeking a spacious, ready-to-move-into property

Whether you are looking to settle down or invest in a promising location, this home in The Hurst is certainly worth considering. Do not miss the chance to make this charming residence your own. JH 12/1/2026 V2 EPC=D







#### Approach

Via a block paved driveway, side hedge and side gate to rear garden, double doors to porch.

#### Porch

Feature open brick walls, stained glass window and door into entrance hall.

#### Entrance hall

Central heating radiator, coving to ceiling, fitted storage cupboard, doors to kitchen and reception room, stairs to first floor accommodation.

#### Kitchen 8'6" x 8'6" (2.6 x 2.6)

Double glazed window to rear, high gloss wall and base units with roll top surface over, splashback tiling to walls, sink with mixer tap and drainer, integrated oven, hob, extractor, space for fridge freezer, glass door to verandah.

#### Verandah 3'7" x 12'5" (1.1 x 3.8)

Window to rear and side, glass doors to side, access to downstairs w.c., obscured window into entrance hall, work surface with space for white goods under, fitted cupboard.

#### Downstairs w.c.

Corner wash hand basin and low level flush w.c.









Reception room 10'9" max 10'2" min x 24'3" min 28'2" max (3.3 max 3.1 min x 7.4 min 8.6 max)  
Double glazed bay window and double glazed door to rear, double glazed bay window to front, two central heating radiators, coving to ceiling, feature with surround, dado rail.

First floor landing

Loft access, doors into three bedrooms and bathroom.

Bathroom

Double glazed obscured window to rear, double glazed obscured window to side, tiling to walls, shower cubicle, pedestal wash hand basin, bath and w.c.

Bedroom one 12'1" min 14'5" max x 10'5" into wardrobe (3.7 min 4.4 max x 3.2 into wardrobe)  
Double glazed bay window to front, central heating radiator, fitted wardrobes.

Bedroom two 12'1" min 14'5" max x 11'1" (3.7 min 4.4 max x 3.4)

Double glazed bay window to rear, central heating radiator, picture rails.

Bedroom three 8'10" x 8'10" (2.7 x 2.7)

Double glazed window to front, central heating radiator, fitted storage.

Rear garden

Slabbed patio, lawned area and a variety of different shrubs.

Garage 7'10" x 12'9" (2.4 x 3.9)

Housing fuse box, gas meter, electric meter and has double opening doors.

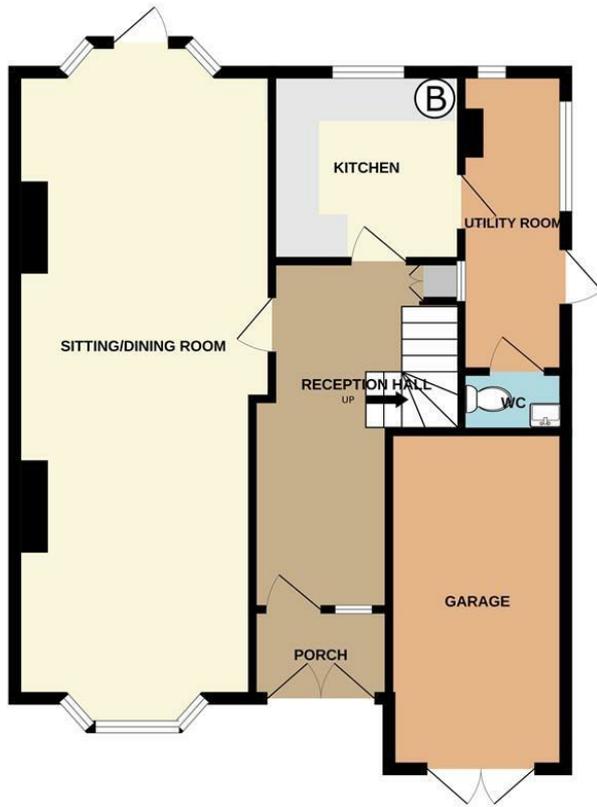
Tenure

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

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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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.

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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.

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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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