

# Grove.

FIND YOUR HOME



28 Houston Way  
Halesowen,  
B62 9JN

Offers In The Region Of £245,000



Situated on a quiet private road, this well presented two bedroom end terraced home at 28 Houston Way, Halesowen, B62 9JN offers modern and convenient living in a desirable location.

The property benefits from a peaceful setting while remaining close to local amenities, schools, and transport links. Internally, the accommodation comprises a comfortable living space, a fitted kitchen and a welcoming layout ideal for a range of buyers. Upstairs, there are two bedrooms, including a main bedroom with en-suite, along with a family bathroom.

Externally, the home offers two off road parking spaces, side gate access, and a private south facing rear garden, providing both practicality and privacy. The end terrace position allows for additional light and a greater sense of space.

An excellent opportunity for first time buyers, professionals, or investors seeking a well located home in a quiet residential setting. JE V1 6/2/2026 V2 EPC=B







#### Approach

Via private road, two off road parking space, side gate providing access to rear and electric point.

#### Entrance hall

Central heating radiator, access to kitchen, downstairs w.c., stairs to first floor accommodation and lounge.

#### Kitchen 9'10" x 5'10" (3.0 x 1.8)

Range of matching wall and base units, complementary roll top surfaces, splashbacks, double glazed window to front, one and a half bowl stainless steel sink and drainer, four ring gas hob, oven, fridge, freezer, washing machine and dishwasher.

#### Downstairs w.c.

Central heating radiator, double glazed obscured window to side, low level flush w.c., wash hand basin and mixer tap.

#### Lounge 15'5" x 13'1" max 9'6" min (4.7 x 4.0 max 2.9 min)

Double glazed patio door to rear, central heating radiator, t.v. point, door to under stairs storage.

#### First floor landing

Loft hatch and doors radiating to:

#### Bedroom one 9'10" x 9'10" (3.0 x 3.0)

Double glazed window to rear, central heating radiator, door to en-suite.







#### En-suite

Vertical towel radiator, part tiled walls, shower, pedestal wash hand basin with mixer tap, low level flush w.c., wall unit.

Bedroom two 13'1" max 9'10" min x 8'2" (4.0 max 3.0 min x 2.5)

Two double glazed windows to front, central heating radiator, door to storage cupboard, wall mounted storage cupboard.

#### Bathroom

Vertical towel radiator, panelled bath, part tiled walls, low level flush w.c., pedestal wash hand basin with mixer tap, wall unit.

#### Rear garden

South facing, Slabbed patio area, lawn, fencing to boundaries, side access to front, outdoor tap and storage 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. There is an annual service maintenance charge for the estate including green areas and children's play area. £162.59.

Council Tax Banding  
Tax Band is B

#### 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 you 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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