

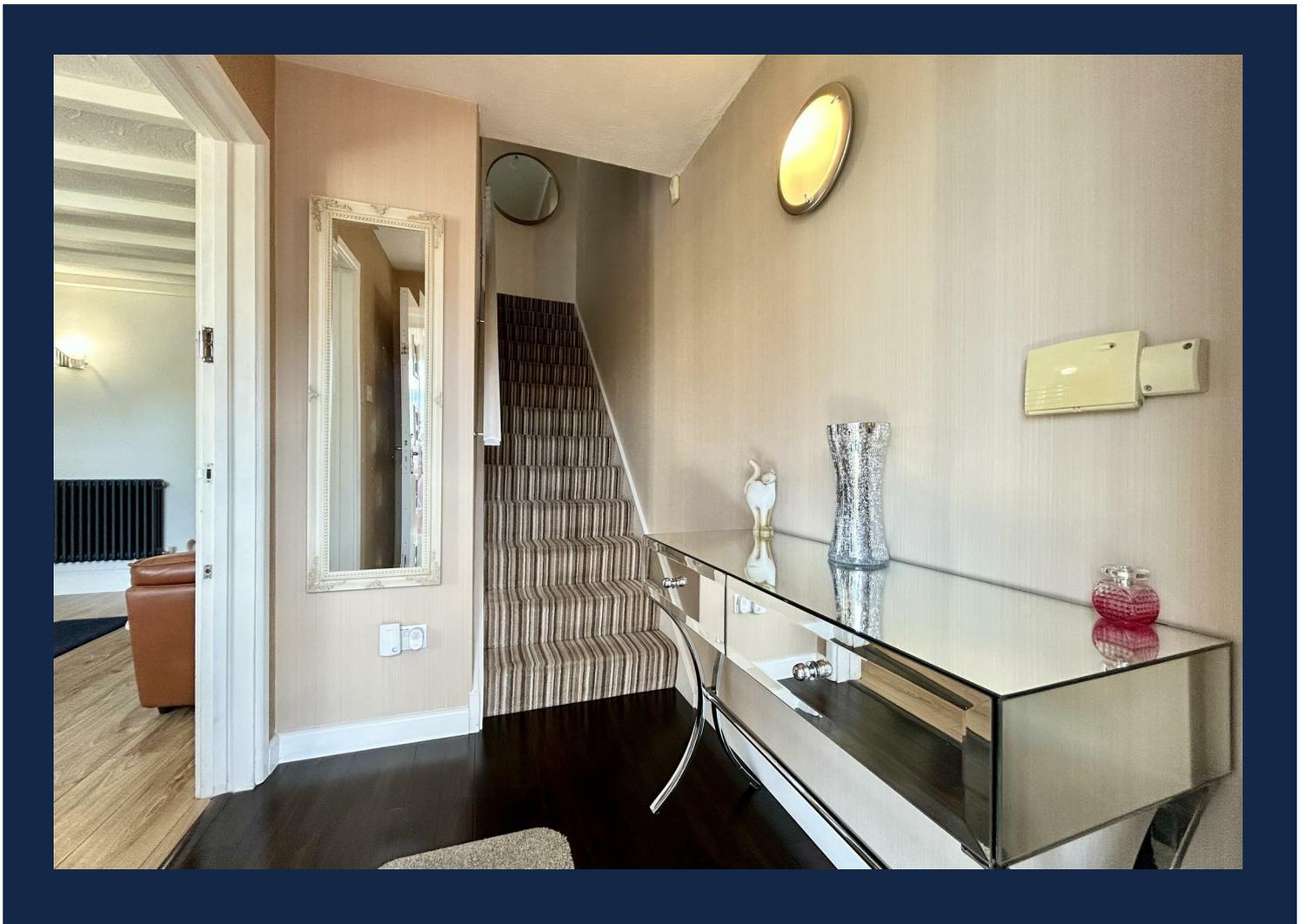
# Grove.

FIND YOUR HOME



40 Hambleton Road  
Halesowen,  
West Midlands  
B63 1HH

Offers In The Region Of £450,000



Located on the ever-popular Squirrels estate, this detached home on Hambleton Road enjoys an elevated position with far-reaching views and a welcoming community feel. The area is well regarded for its blend of local amenities, reputable schools, and recreational facilities, making it particularly appealing to both families and professionals. With plentiful green spaces nearby, residents can enjoy outdoor activities, scenic walks and a peaceful suburban lifestyle.

To the front, the property benefits from a block-paved driveway and a neat lawn, along with handy side access to the rear garden. Stepping inside, the entrance hall leads to a cosy reception room featuring a charming log burner, perfect for relaxed evenings. The modern kitchen diner provides a bright and social hub of the home, offering access into a potential utility area and the garage. A conservatory positioned at the rear captures wonderful open views and creates an ideal additional living space. Upstairs, the home offers four well-proportioned bedrooms, including a principal bedroom with its own en-suite bath and shower room, complemented by a contemporary family bathroom. Outside, the tiered rear garden has been thoughtfully arranged with decking, patio areas, and lawn, providing multiple spots to unwind, entertain, or enjoy the outlook.

This superb detached property presents an excellent opportunity for buyers seeking spacious accommodation in a friendly, convenient, and well-connected location. JH 25/11/2025 V1 EPC=D







#### Approach

Via a block paved driveway with side lawn, double glazed door into entrance porch.

#### Porch

Cupboard housing the electric meter, double glazed door into the entrance hall.

#### Entrance hall

Vertical central heating radiator, stairs to first floor accommodation, door into reception room.

#### Reception room 12'9" x 15'1" (3.9 x 4.6)

Double glazed bow window to front, Victorian style central heating radiator, multi fuel log burner, door to kitchen diner.

#### Kitchen diner 10'5" x 24'11" (3.2 x 7.6)

Two double glazed windows to rear, one to conservatory and one to the garden, double glazed French doors into conservatory, Victorian style central heating radiator, vertical central heating radiator, coving to ceiling, wood effect wall and base units with square top surface over, splashback tiling to walls, sink with mixer tap and drainer, space for white goods including dishwasher and washing machine, space for American style fridge freezer, double glazed door to side, oven, gas hob, extractor, centre island, door to under stairs storage cupboard, door to utility space. The central heating boiler was installed in 2018.











#### Conservatory 14'9" x 10'5" (4.5 x 3.2)

Double glazed French doors to side, double glazed windows to surround, double glazed window into kitchen diner.

#### Utility space

Double glazed window to side, entrance into garage.

#### First floor landing

Loft access with ladder, coving to ceiling, doors into four bedrooms and shower room.

#### Shower room

Double glazed obscured window to rear, coving to ceiling, vertical central heating towel rail, low level flush w.c., pedestal wash hand basin with mixer tap, electric shower.

#### Bedroom one 9'2" x 12'9" excluding wardrobes (2.8 x 3.9 excluding wardrobes)

Double glazed window to front, central heating radiator, coving to ceiling, panelling to one wall, fitted wardrobes, door to en-suite.

#### En-suite

Double glazed obscured window to front, central heating radiator, coving to ceiling, half height panelling to walls, stair bulk head, free standing bath, w.c., pedestal wash hand basin, electric shower.

#### Bedroom two 7'10" x 14'9" (2.4 x 4.5)

Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes.

#### Bedroom three 11'1" x 9'2" (3.4 x 2.8)

Double glazed window to rear, central heating radiator, panelling to one wall, coving to ceiling.

#### Bedroom four 7'6" min 11'9" max x 4'11" min 7'10" max (2.3 min 3.6 max x 1.5 min 2.4 max)

Double glazed window to rear, central heating radiator, coving to ceiling.

#### Rear garden

Having stone chippings and slabs, decking steps down to a further patio, pathway through lawn, shrubs and wood chippings, two sheds, feature pond, outdoor socket, side access to front via gate.









Garage 13'9" x 7'10" (4.2 x 2.4)  
Up and over door and 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 E

### 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: 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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