

# Grove.

FIND YOUR HOME



18 Whittingham Road  
Halesowen,  
B63 3TF

£325,000



On Whittingham Road in Halesowen, this well-presented semi-detached home offers an excellent opportunity for families.

The area is known for its friendly community atmosphere and convenient access to a range of local amenities. Nearby Stourbridge Road provides a selection of shops, including Tesco Express, while well-regarded educational options such as Newfield Park Primary Academy and Halesowen College are close at hand. Green spaces and parks further enhance the appeal, making it an ideal setting for family living. Commuters also benefit from easily accessible bus routes and nearby motorway links.

The property features a driveway to the front, with access to the garage and a welcoming porch. Inside, an entrance hall leads to a spacious through reception room, complete with bifold doors opening onto the rear garden. There is also a kitchen and staircase rising to the first floor. Upstairs, the home offers three bedrooms and a family bathroom. The south-facing garden is a particular highlight, with a patio and lawn area that enjoys plenty of sunshine, perfect for relaxing or entertaining.

Combining comfort and practicality, this charming home is ready to welcome its next owners. Arrange a viewing to fully appreciate all it has to offer and imagine your future in this sought-after location. JH  
17/03/2026 V1 EPC=C







#### Approach

The approach consists of a tarmac driveway with block paved borders and a raised lawn.

#### Entrance porch

A block paved step leads to a double glazed front door opening into the entrance porch, which has double glazed windows, along with a double glazed obscured door and windows leading into the entrance hall.

#### Entrance hall

The entrance hall has a central heating radiator, stairs rising to the first floor, an under stairs storage cupboard, ceiling coving, cupboard housing the solar and electric box, and doors leading to the kitchen and lounge diner.

#### Lounge diner 23'11" x 12'1" max 10'5" min (7.3 x 3.7 max 3.2 min)

The lounge diner has a double glazed bay window to the front, double glazed bifold doors to the rear, two central heating radiators, ceiling coving and an electric fire with surround.

#### Kitchen 8'10" x 16'4" (2.7 x 5.0)

The kitchen has a double glazed door and window to the rear, vertical central heating radiator, wall and base units with work surface and matching splashback, an integrated oven and grill, integrated microwave, extractor hood, integrated fridge freezer, integrated dishwasher, space for a washing machine and a door leading to the garage.

#### Garage 8'2" x 14'1" (2.5 x 4.3)

The garage has an up and over door, power and houses the boiler.







#### Landing

The landing has a double glazed obscured window to the side, loft access, an airing cupboard and doors leading to three bedrooms and the shower room.

#### Shower room

The shower room has a double glazed obscured window to the rear, vertical heated towel rail, low level w.c., pedestal wash hand basin with mixer tap and a shower with monsoon head.

#### Bedroom one 10'5" x 11'1" (3.2 x 3.4)

Bedroom one has a double glazed window to the front, central heating radiator, ceiling coving, fitted wardrobes and fitted drawers/dresser.

#### Bedroom two 11'9" x 10'5" (3.6 x 3.2)

Bedroom two has a double glazed window to the rear, central heating radiator and ceiling coving.

#### Bedroom three 7'6" x 7'6" (2.3 x 2.3)

Bedroom three has a double glazed window to the

front, a central heating radiator and ceiling coving.

Agents Note: There is a stair bulkhead within the third bedroom.

#### Rear garden

The rear garden has a block paved patio, block paved path, shrubs, space for a shed and greenhouse and a lawn.

#### 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 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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