

Grove.

FIND YOUR HOME



11 Longmoor Road
Halesowen,
West Midlands
B63 1AP

Offers In Excess Of £350,000



OFFERED FOR SALE WITH NO ONWARD CHAIN!! A truly well present and thoughtfully improved 3 bedroomed semi detached Mucklow's design property. Ideal for families this property is located in a highly desirable area of Halesowen and is well placed for access to popular local schools, good transport links, and near to an abundance of local shops and amenities.

The layout in brief comprises of Entrance porch, hallway, ground floor WC, a front reception, and a truly impressive open plan kitchen/diner with garden access. Heading upstairs is a pleasant landing, two good sized double bedrooms, a generously proportioned third bedroom, and the updated house bathroom benefitting from separate bath and shower.

Externally the property offers ample off road parking for up to 3 vehicles with garage and a side access. At the rear of the property is a landscaped garden with paved seating area near to property.

Property must be seen to be appreciated. AF 14/11/25 V1 EPC=D







Approach

Via block paved driveway offering parking for numerous vehicles, side access gate to rear, access to garage, gravelled front garden.

Porch

Double glazed front door, windows to side, wood effect laminate flooring, composite double glazed door with inserts to side into entrance hall.

Entrance hall

Central heating radiator, ceiling light point, wood effect laminate flooring, stairs to first floor accommodation, internal access to garage and ground floor w.c., vertical central heating radiator.

Ground floor w.c.

Ceiling lighting, extractor, tiled walls, wood effect laminate flooring, wash hand basin and w.c. in vanity unit, central heating towel radiator.

Reception room 11'5" max x 13'1" max (3.5 max x 4.0 max)

Double glazed window to front, ceiling light point, central heating radiator, wood effect laminate flooring.

Open plan kitchen diner 11'1" min 25'3" max x 6'10" min 10'9" max (3.4 min 7.7 max x 2.1 min 3.3 max)









Kitchen area

Double glazed window to rear, double glazed door to rear garden, ceiling spotlights, vertical central heating radiator, range of wall and base units with stone effect work top, one and a half bowl sink and drainer, built in microwave, built in double oven, built in fridge, five ring burner, extractor, built in dishwasher, wood effect laminate flooring, breakfast bar area, access to dining area.

Dining area

Double glazed patio door to rear garden, double glazed inserts either side, ceiling light, central heating radiator, wood effect laminate flooring.

First floor landing

Ceiling light point, loft access hatch.

Bedroom one 11'5" x 13'9" (3.5 x 4.2)

Double glazed window to front, ceiling light point, central heating radiator.

Bedroom two 11'5" x 10'9" (3.5 x 3.3)

Double glazed window to rear, ceiling light point, central heating radiator.

Bedroom three 12'9" max x 9'6" (3.9 max x 2.9)

Double glazed window to front, ceiling light point, eaves storage.

Agents Note: Clients must be aware of the restricted head height in this room due to the eaves.

House bathroom

Double glazed obscured window to rear, ceiling spotlights, extractor, twin shower cubicle, bath, storage cupboard, wash hand basin with storage beneath, low level w.c., tiled walls, central heating towel radiator, wood effect laminate flooring.

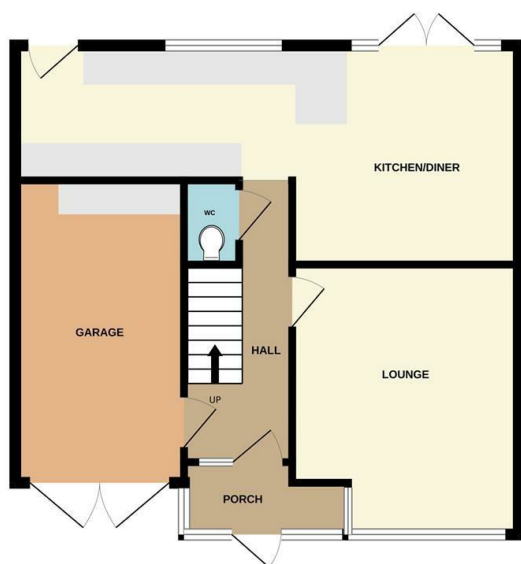
Rear garden

Paved seating area, slabbed footpath to rear of the garden, lawn to either side of pathway, side gate access to front.

Garage 7'6" x 14'9" (2.3 x 4.5)

Split opening door, fuse board, gas meter, central heating boiler, work surface with cabinets beneath and power.

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (102.9 sq.m.) approx.

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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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.

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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.

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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