

Grove.

FIND YOUR HOME



4 Hazeldene Road
Halesowen,
West Midlands
B63 4LD

Offers In Excess Of £325,000



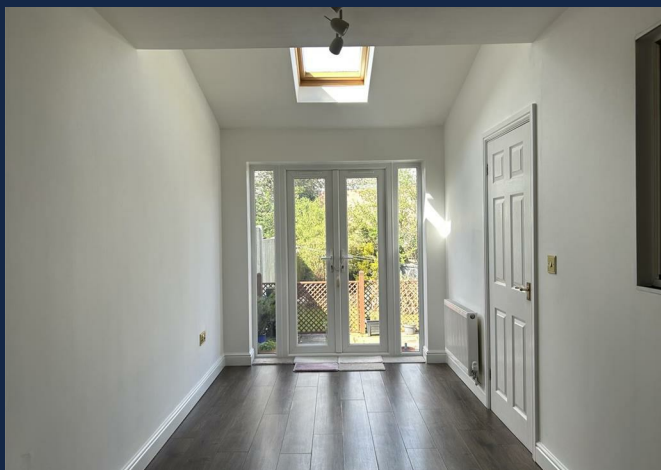
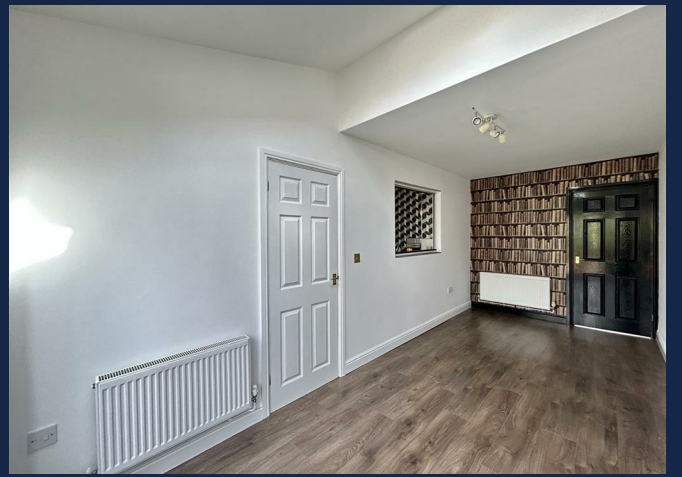
Set on Hazeldene Road in Halesowen, this extended semi-detached home is located in a well-regarded residential area, particularly popular with families thanks to its highly regarded local schools. The town itself offers a wide range of amenities, including convenient shopping facilities such as Asda Halesowen, alongside a variety of independent shops, supermarkets, and everyday services. Excellent motorway links nearby, including easy access to the M5 motorway and M6 motorway, make this an ideal location for commuters.

The property on Hazeldene Road offers generous and versatile accommodation, featuring three spacious reception rooms, three bedrooms and a study. The existing bathroom is notably large and presents an excellent opportunity to be reconfigured into both an en suite serving the third bedroom and a separate family bathroom.

Internally, the home flows seamlessly. The welcoming entrance hall sits at the heart of the property, providing access to the games room, main reception room, and kitchen. The fitted kitchen includes a useful serving hatch through to the dining room and leads to a rear hall, which in turn provides access to the W.C., rear garden, and dining area. Upstairs, the property comprises three well-proportioned bedrooms, a study room, and the family bathroom. Outside, the beautifully maintained rear garden offers a combination of patio and lawn, perfect for relaxing or entertaining.

With its inviting atmosphere, flexible layout, and prime location within Halesowen, this charming home presents an excellent opportunity for families and buyers alike. Early viewing is highly recommended to fully appreciate all it has to offer.
JH 19/03/2026 V1 EPC=C







Approach

Via a tarmacadam driveway, double glazed obscured door into entrance porch.

Porch

Obscured door and windows to entrance hall.

Entrance hall

Stairs to first floor accommodation, doors into two reception rooms and kitchen.

Reception room one 13'1" x 7'6" (4.0 x 2.3)

Double glazed bow window to front, central heating radiator, door into a second reception room.

Dining room/second reception room 18'4" x 7'6" (5.6 x 2.3)

Double glazed French doors to rear garden, double glazed skylight, two central heating radiators, serving hatch into kitchen and door into rear hall.

Rear hall

Double glazed door to garden, door into kitchen and door into the w.c.

Downstairs w.c.

Double glazed obscured window to rear, central heating radiator, wash hand basin with mixer tap and low level flush w.c.

Kitchen 8'10" x 11'5" (2.7 x 3.5)

Double glazed window to rear, matching wall and base units with wood effect surface over and splashback tiling to walls, one and a half bowl basin sink with mixer tap and drainer, space for white goods, space for half height fridge and freezer, integrated oven, hob, extractor, door into under stairs storage housing fuse box and electric meter, door to hall.





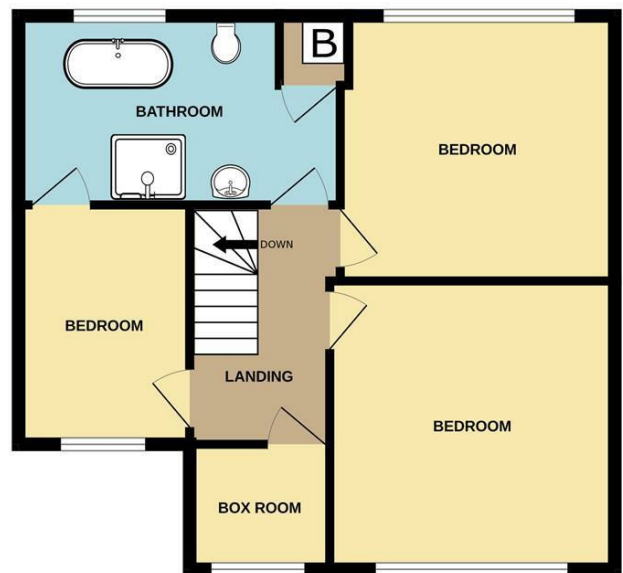




GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1274 sq.ft. (118.4 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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Through lounge diner 12'5" max 9'2" min x 25'3" (3.8 max 2.8 min x 7.7)
Double glazed bow window to front, double glazed French doors to rear, two central heating radiators, feature log burner.

First floor landing
Providing loft access and doors into:

Family bathroom
Double glazed obscured window to rear, two Victorian style towel radiators, cupboard housing the central heating boiler, freestanding bath, w.c., shower, pedestal wash hand basin and door into the bedroom.

Bedroom two 12'1" x 11'5" (3.7 x 3.5)
Double glazed window to rear, central heating radiator.

Bedroom one 12'5" x 12'5" (3.8 x 3.8)
Double glazed window to front, central heating radiator, fitted wardrobes.

Study 5'6" x 6'2" (1.7 x 1.9)
Double glazed window to front, central heating radiator.

Bedroom three 10'5" x 7'6" (3.2 x 2.3)
This room can be accessed via the bathroom or the landing and has double glazed window to front, central heating radiator, loft access and door to bathroom.

Rear garden
Slabbed patio with steps down to a lawn with a variety of shrubs and trees.

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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