

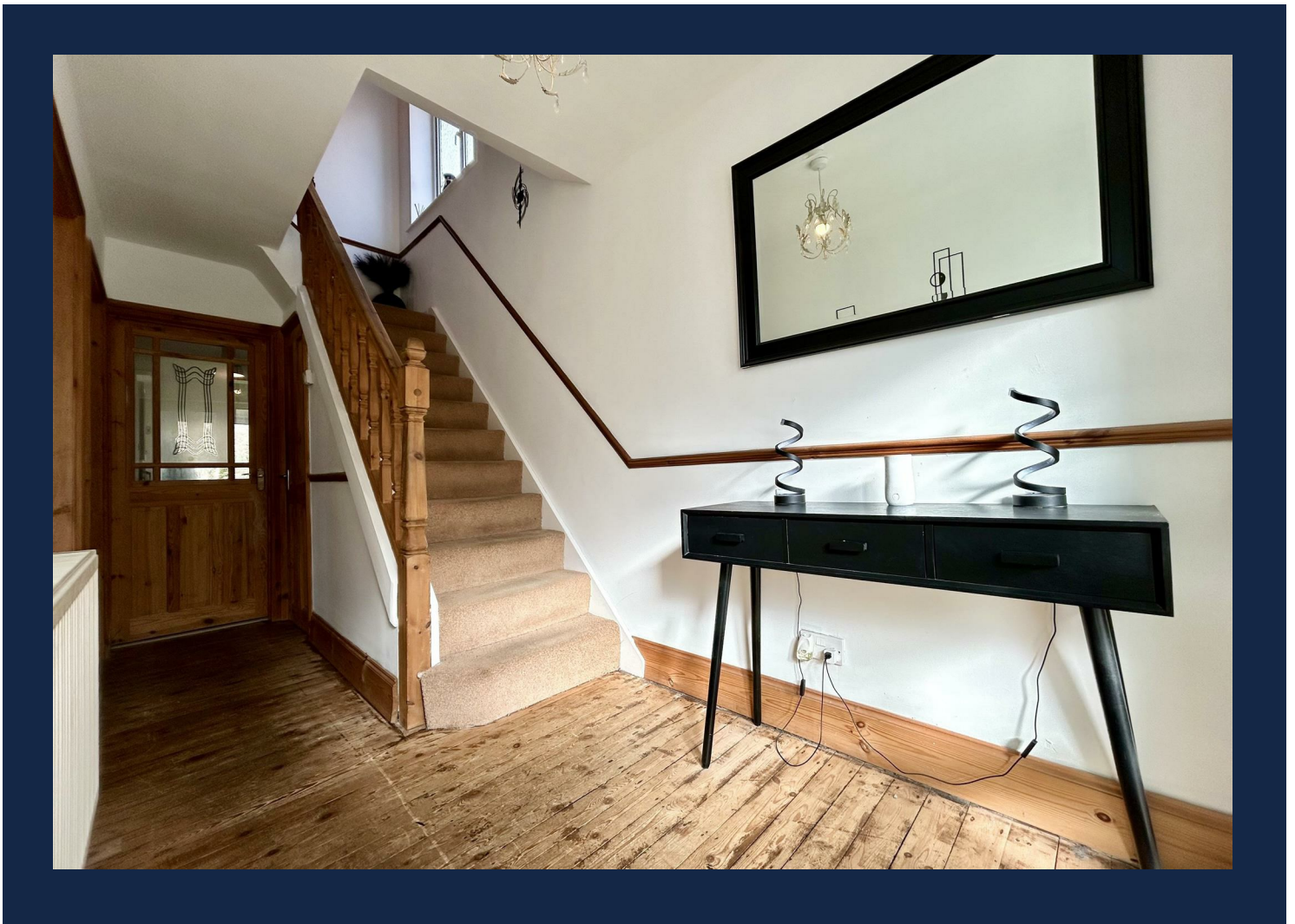
# Grove.

FIND YOUR HOME



18 Meadowbrook Road  
Halesowen,  
West Midlands  
B63 1AB

Offers Over £400,000



On Meadowbrook Road in Halesowen, this beautifully presented detached home offers oak finishes throughout, generous living and parking space, and a spacious rear garden, an excellent opportunity for families and individuals alike.

Situated within a friendly, well-established neighbourhood, the property is within walking distance of highly regarded local schools, including Huntingtree Primary School, as well as the green open spaces of Huntingtree Park, making it an ideal setting for family life.

To the front, the home benefits from ample off-road parking and a useful garage store. Inside, the accommodation briefly comprises an inviting entrance porch and hallway leading to two well-proportioned reception rooms. To the rear is a bright open-plan living area featuring a fitted kitchen with breakfast bar, alongside a convenient utility room and downstairs w.c.. Upstairs, there are three bedrooms and a family bathroom. The second bedroom enjoys far-reaching views across local greenery, adding to the sense of space and tranquillity. The rear garden offers a wonderful blank canvas, currently laid to decking and lawn, perfect for outdoor entertaining, family activities, or future landscaping projects.

In summary, this detached property on Meadowbrook Road represents a fantastic opportunity to secure a comfortable and spacious home in a sought-after area of Halesowen. With its thoughtful layout and convenient location, it is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer. JH 14/04/2026 V2 EPC=C







### Approach

The property is approached via a slabbed driveway with stone chippings and steps rising to the front entrance.

### Entrance porch

Double opening French doors lead into the porch, which benefits from a double glazed window looking into the front reception room and a double glazed obscure door providing access to the entrance hall.

### Entrance hall

A welcoming central hallway featuring a central heating radiator, dado rails, stairs rising to the first floor, and doors leading to two reception rooms and the open-plan kitchen/living area. There is also a useful under stairs storage cupboard.

### Front reception room 11'9" x 10'9" min 13'1" max (3.6 x 3.3 min 4.0 max)

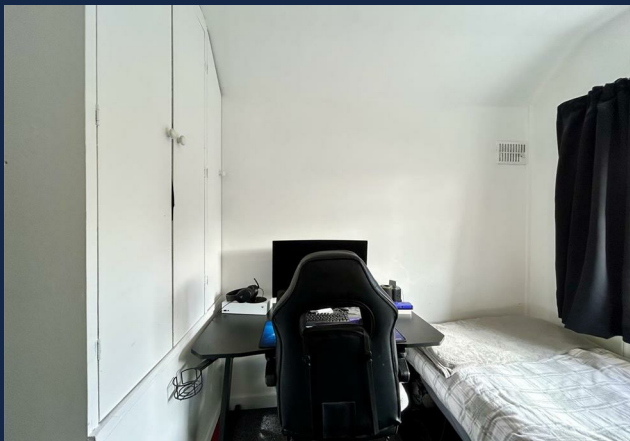
A bright and comfortable room with a double glazed bay window to the front elevation, central heating radiator, and decorative ceiling coving.

### Rear reception room 9'10" min 10'9" max x 13'1" (3.0 min 3.3 max x 4.0)

A spacious second reception room with double-opening French doors leading to the rear garden, flanked by double-glazed side panels. The room also features a central heating radiator and a characterful multi-fuel log burner.









Open plan kitchen/living area 15'1" x 20'4" max  
15'1" min (4.6 x 6.2 max 4.6 min)

An impressive open plan space with double glazed sliding patio doors opening onto the rear garden and a central heating radiator. The kitchen is fitted with matching wall and base units topped with solid oak square edged work surfaces, incorporating a single bowl sink with mixer tap and drainer. There is space for an American style fridge freezer, range cooker, and dishwasher. Two double glazed skylights provide excellent natural light. A door leads to an inner lobby.

#### Inner lobby

With a double glazed obscure door to the side, and doors leading to the study and the utility/w.c.

#### Study

An ideal space for home working or additional storage.

Utility/w,c, 9'6" x 7'6" (2.9 x 2.3)

Fitted with a low level flush w.c., central heating

radiator, and solid oak work surface with space for white goods. A double glazed obscure window is positioned to the side.

#### First floor landing

The landing has a double glazed obscure window to the side, dado rails, loft access with ladder and lighting, and doors leading to three bedrooms and the family bathroom.

Bedroom one 10'9" x 13'1" (3.3 x 4.0)

A generous principal bedroom with two double glazed windows to the front and a central heating radiator.

Bedroom two 10'9" x 10'9" (3.3 x 3.3)

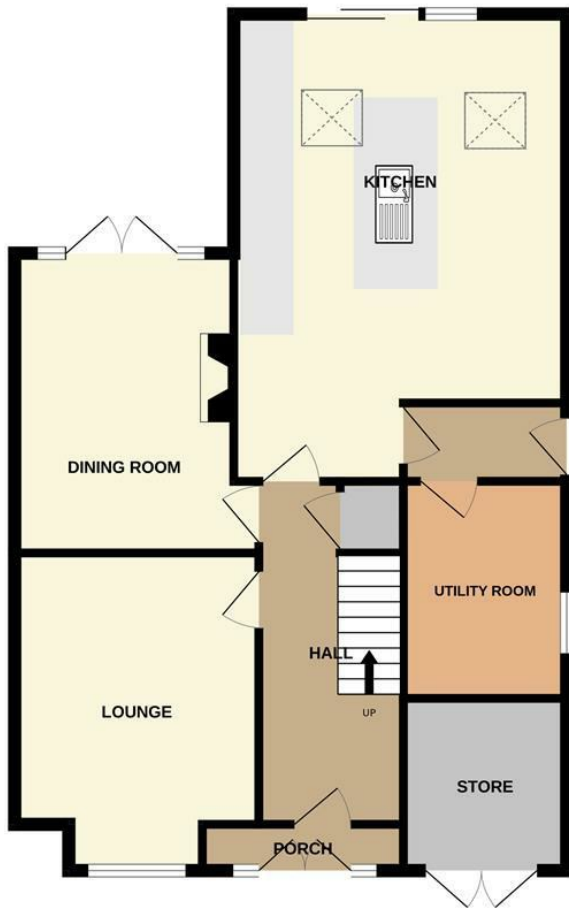
With a double glazed window to the rear and central heating radiator.

Bedroom three 6'10" x 10'2" (2.1 x 3.1)

Featuring a double glazed window to the front, central heating radiator, and a stair head recess with fitted wardrobe over.



GROUND FLOOR



1ST FLOOR



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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#### Family bathroom

Comprising a bath with electric shower over, vanity style wash hand basin with mixer tap, and w.c. There is a central heating radiator and a double glazed obscure window to the rear.

#### Rear garden

The garden offers a decked patio area with steps leading down to a lawn bordered by woodchip beds. There is a further patio area to the rear along with a garden shed.

#### Garage/store 6'6" x 7'10" (2.0 x 2.4)

With double opening doors to the front and housing the meters, fuse box, boiler and power supply.

#### 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 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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