

Grove.

FIND YOUR HOME



19 Wrekin Close
Halesowen,
West Midlands
B63 1JN

Offers In The Region Of £250,000



On the popular Squirrels estate, this property presents excellent opportunity for first time buyers looking to settle in a desirable location. The location is particularly advantageous, offering a blend of suburban tranquillity and accessibility to local amenities. Residents can enjoy nearby parks, shops, and schools, making it a well-rounded choice for everyday living.

The property itself offers a driveway to the front. Internally is the porch, which provides access into the entrance hall. The reception room and kitchen-diner complete the downstairs, with the kitchen being rear facing and overlooking the landscaped garden. Upstairs are two bedrooms and a family bathroom. The garage can be accessed via a door in the garden and the front garage door.

With its practical layout, two bedrooms, and generous parking, it is a property that promises comfort and convenience in equal measure. Do not miss the chance to make this charming house your new home. JH 12/02/2026 V1 EPC=D







Approach

Via lawn and stone chipping frontage, pathway leading to double glazed front door giving access into entrance porch, further obscured door into entrance hall.

Entrance hall

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

Reception room 9'10" x 15'5" (3.0 x 4.7)

Double glazed window to front, central heating radiator, feature fire with surround, coving to ceiling, door to under stairs storage cupboard and door to kitchen.

Kitchen 13'1" x 8'6" (4.0 x 2.6)

Double glazed French doors to rear, double glazed window to rear, central heating radiator, coving to ceiling, wall and base units with square top surface over, splashback tiling to walls, sink with mixer tap and drainer, oven, gas hob.

First floor landing

Loft access, double glazed obscured window to side, doors into airing cupboard, two bedrooms and bathroom.

Bathroom

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



Bedroom one 13'1" x 10'2" (4.0 x 3.1)
Double glazed window to front, central heating radiator, coving to ceiling and there is a stair bulk head in this room.

Bedroom two 11'5" x 8'6" (3.5 x 2.6)
Double glazed window to rear, central heating radiator.

Rear garden
Decked area, lawn with stone chipping borders and a patio with summer house.

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 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 : 781 sq.ft. (72.5 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.
Made with Metropix ©2026

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.