

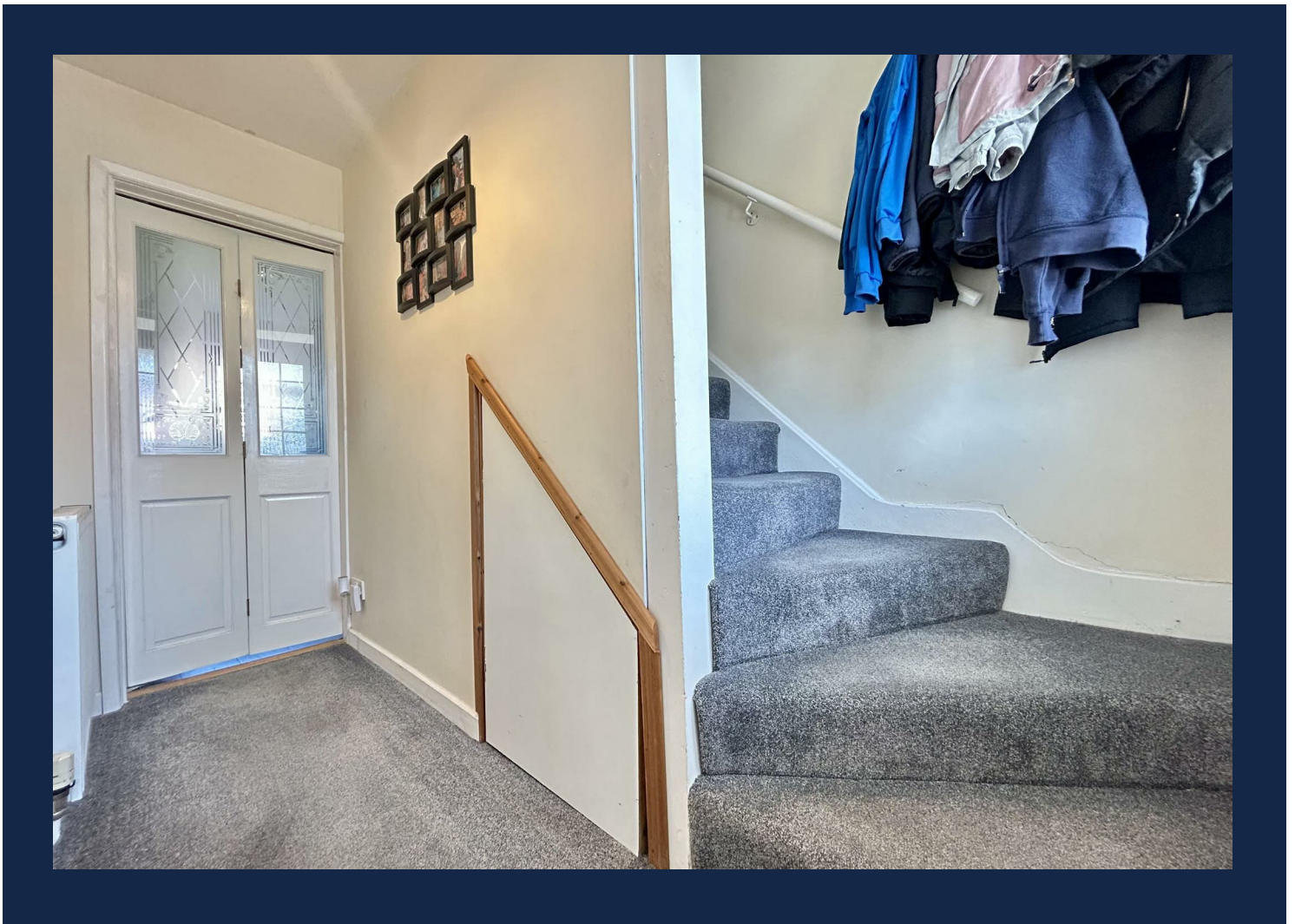
# Grove.

FIND YOUR HOME



62 Cranmoor Crescent  
Halesowen,  
West Midlands  
B63 3TD

Offers In The Region Of £254,000



### Charming Semi-Detached Home with Planning Permission – Cranmoor Crescent, Halesowen

Situated on the desirable Cranmoor Crescent in Halesowen, this attractive semi-detached property presents an excellent opportunity for first-time buyers or small families. With approved planning permission for a single-storey rear extension, the home offers scope for future development, adding further value and space.

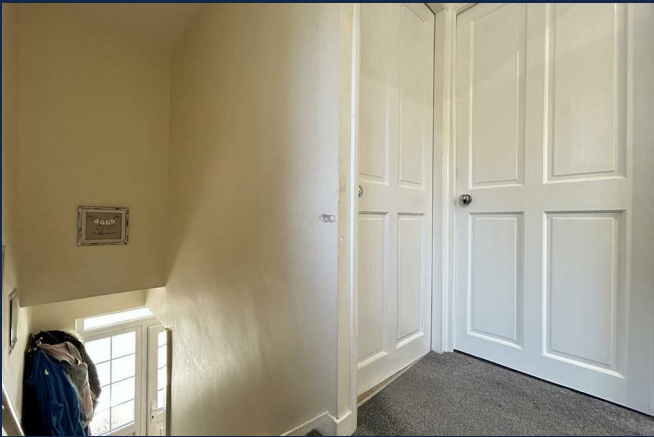
Halesowen is a well-regarded area, known for its friendly community spirit and convenient amenities. Residents benefit from a wide range of nearby shops, reputable schools, and lovely parks – all within easy reach. Excellent public transport links also ensure simple access to surrounding areas, making commuting and exploring the wider region straightforward.

The property itself is thoughtfully laid out and features a driveway for off-road parking. A veranda provides access to the rear garden. Inside, the accommodation includes an entrance hall, a spacious through lounge and dining area with doors leading out to the garden, a functional kitchen, understairs storage, and access to the veranda and utility space. Upstairs, you'll find two well-proportioned bedrooms along with a modern family bathroom. The rear garden is a delightful mix of patio and lawn, ideal for both relaxing and entertaining.

With its practical layout, comfortable living spaces, and potential for extension, this home is a fantastic opportunity to settle in a vibrant and welcoming neighbourhood. JH 23/04/2026 V2 EPC=C







#### Approach

Via block paved driveway leading to front door into veranda and porch.

#### Porch

Double glazed windows to front and one side, double glazed obscured door into entrance hall with double glazed window to side.

#### Entrance hall

Central heating radiator, under stairs storage cupboard housing gas meter, stairs to first floor accommodation, doors to through reception room and kitchen.

Through lounge diner 23'3" x 10'9" max 9'6" min (7.1 x 3.3 max 2.9 min)

#### Dining area

Double glazed window to front, central heating radiator, entrance to lounge area.

#### Lounge area

Double glazed double opening doors to rear, feature gas fireplace.







Kitchen 9'6" x 7'2" max 5'10" min (2.9 x 2.2 max 1.8 min)

Double glazed window to rear, matching wall and base units, square top surface over, splashback tiling to walls, integrated slim line dishwasher, oven, hob, extractor, sink with mixer tap and drainer, central heating boiler, entrance to under stairs cupboard with window to side and fuse box and meters, double glazed obscured door to veranda.

Veranda 16'8" x 3'3" (5.1 x 1.0)

Double glazed obscured door to front, double glazed obscured door to rear, tap, door to utility.

Utility 6'6" x 7'10" (2.0 x 2.4)

Double glazed obscured window to rear.

First floor landing

Double glazed obscured window to side, loft access, doors to two bedrooms and family shower room.

Bedroom one 14'5" x 9'6" (4.4 x 2.9)

Double glazed window to front, central heating radiator.

Bedroom two 14'5" x 9'6" (4.4 x 2.9)

Double glazed window to rear, central heating radiator.

Shower room

Double glazed obscured window to rear, inset ceiling light points, vertical central heating radiator, airing cupboard, vanity unit with low level w.c. and wash hand basin with mixer tap, shower with monsoon head over, complementary marble effect tiling to walls.

Rear garden

Slabbed patio with slabbed steps to lawn area, tiered with further lawn and patio area to the rear.

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 B

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.

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.