

# Grove.

FIND YOUR HOME



48 Cranmoor Crescent  
Halesowen,  
West Midlands  
B63 3TD

Offers In The Region Of £239,950

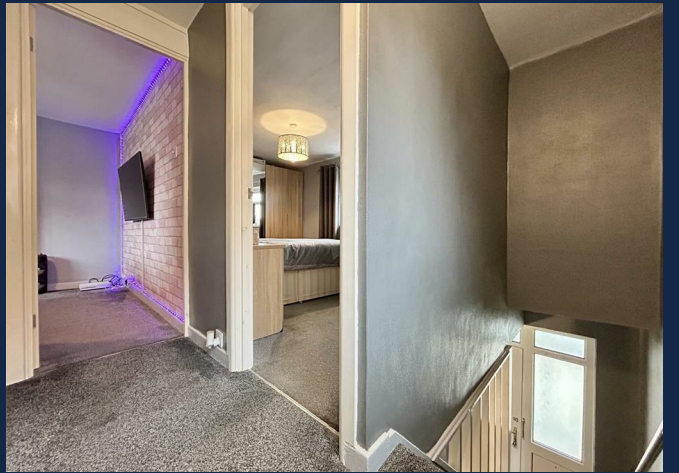
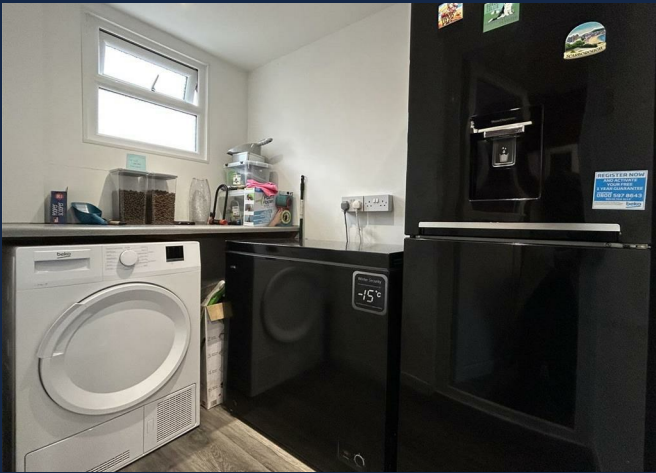


Situated on Cranmoor Crescent in Halesowen, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and investors alike. Halesowen is well known for its excellent local amenities, including a range of shops in Halesowen Town Centre, such as ASDA, well-regarded schools, and nearby green spaces including Haden Hill Park. The property is also within walking distance of Halesowen College, making it particularly convenient for students and staff. The area is well connected, offering convenient transport links to nearby towns and cities via the M5 motorway, along with regular bus routes, making it an ideal location for commuters.

The property briefly comprises a block-paved frontage with access to the front door via a step, or alternatively via a ramped side passage. Internally, the accommodation begins with an entrance porch leading into the hallway, which provides access to two reception rooms and a fitted kitchen. The utility room is accessed via the side passage. Upstairs, the property offers two bedrooms and a family bathroom. To the rear, the garden provides a blank canvas, featuring a lawn and patio area, offering excellent potential for landscaping or further outdoor enjoyment.

Whether you are looking to invest or searching for a place to call home, this semi-detached house on Cranmoor Crescent is certainly worth considering. The property also benefits from having a new roof in March 2026. Don't miss the opportunity to view this lovely property and imagine the possibilities it could offer you and your family. JH 26/03/2026 V2 EPC=C







#### Approach

Via block paved frontage and ramp access to the side passage. The front door leads to entrance hall.

#### Entrance hall

Stairs to first floor accommodation, under stairs storage, doors leading into two reception rooms and kitchen.

#### Dining room/front reception room 10'9" x 9'10" (3.3 x 3.0)

Double glazed window to front, central heating radiator, access via door to rear reception room.

#### Rear reception room 12'9" x 9'6" min 10'5" max (3.9 x 2.9 min 3.2 max)

Double glazed window to rear, central heating radiator, feature gas fire with surround.

#### Kitchen 6'6" x 9'10" (2.0 x 3.0)

Double glazed window to rear, central heating radiator, high gloss wall and base units with a square top surface over, integrated oven, gas hob, extractor, integrated microwave, sink with mixer tap and drainer, space for washing machine, splashback tiling to walls, door into pantry housing fuse box and gas meter, double glazed obscured door to side passage.

#### Side passage

Double glazed obscured door to the front, double glazed obscured door to rear, double glazed door to utility space.



#### Utility 6'10" x 4'7" (2.1 x 1.4)

With double glazed obscured window to front, space for white goods and door into the shed/storage cupboard.

#### First floor landing

Double glazed obscured window to side, loft access, door into the airing cupboard housing central heating boiler. Doors to two bedrooms and shower room.

#### Shower room

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

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

Double glazed window to front, central heating radiator, built in storage cupboard.

#### Bedroom two 8'10" min 11'9" max x 10'5" (2.7 min 3.6 max x 3.2)

Double glazed window to rear, central heating radiator.

#### Rear garden

Slabbed patio with slabbed pathway through the lawn, stone chipping area.

#### 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.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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.  
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