

# Grove.

FIND YOUR HOME



2 Newfield Lane  
Halesowen,  
West Midlands  
B63 3SR

Offers Over £350,000



On sought-after Newfield Lane in Halesowen, this beautifully presented semi-detached home offers an excellent opportunity for families seeking stylish, modern living in a desirable location.

The property benefits from a driveway to the front and is accessed via a welcoming porch. Inside, the entrance hall provides stairs rising to the first floor, along with access to the convenient ground floor W.C. and spacious lounge-diner. The lounge-diner features an attractive media wall and double doors opening into the impressive open-plan kitchen and living area. Designed with both comfort and entertaining in mind, the bright and airy kitchen/living space boasts skylight windows, bifold-style doors and a central island. A separate utility area, fitted with integrated appliances and matching cabinetry, provides additional practicality and storage. Upstairs, the property offers three well-proportioned bedrooms alongside a modern family bathroom. Externally, the rear garden has been designed for low maintenance, featuring an artificial lawn and patio area.

Offering three bedrooms, stylish living accommodation, and convenient off-road parking, this fantastic home is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this lovely property has to offer. JH 14/05/2026 EPC=D







#### Approach

Via a tarmac driveway with block paved borders, frosted front door into entrance porch.

#### Entrance porch

Double glazed window to front, double glazed windows to each side, glass door into entrance hall.

#### Entrance hall

Herringbone style flooring, stairs to first floor accommodation, central heating radiator, coving to ceiling, under stairs storage cupboard housing the fuse box, door into w.c. and door to reception room.

#### Downstairs w.c.

Low level flush w.c., corner wash hand basin with mixer tap.

#### Through reception room 23'3" x 9'10" (7.1 x 3.0 ,ax)

Double glazed bay window to front, central heating radiator, coving to ceiling, feature media wall with built in shelving, double opening glass doors into open plan living area.

#### Open plan living area/kitchen 12'1" x 20'11" (3.7 x 6.4)

Double glazed bifold doors to rear, four double glazed skylights, two double glazed windows to rear, air conditioning unit, two central heating radiators, wall and base units with matching centre island having integrated appliances including dishwasher, microwave, double oven, one and a half bowl sink with mixer tap and drainer, pull out bin, wine cooler, gas hob with extractor over.







Utility 5'6" x 4'3" (1.7 x 1.3)

Matching wall and base units, square top surface over, integrated washing machine and central heating boiler.

First floor landing

Double glazed obscured window to side, loft access and doors into three bedrooms and bathroom.

Bathroom

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

Bedroom one 10'5" x 14'9" (3.2 x 4.5)

Double glazed bay window to rear, central heating radiator, feature panelling to wall, coving to ceiling.

Bedroom two 9'2" x 12'1" (2.8 x 3.7)

Double glazed bay window to front, central heating radiator, coving to ceiling.

Bedroom three 7'6" x 6'10" (2.3 x 2.1)

Double glazed window to front, central heating radiator, coving to ceiling.

Rear garden

Slabbed patio area with artificial lawn, raised stone chipping beds, trees to the rear, gated side access to front.

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.

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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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