

# Grove.

FIND YOUR HOME



81 Longmoor Road  
Halesowen,  
West Midlands  
B63 1AR

Offers In Excess Of £300,000



On Longmoor Road, this Mucklow style semi detached home offers an exciting opportunity for buyers seeking a property with significant potential. In need of modernisation the house provides scope for improvement, ideal for investors or families looking to put their own stamp on a property.

Located in a highly desirable area of Halesowen, the property benefits from proximity to Huntingtree Park and local schools, both just a short distance away. Halesowen town centre offers a wide range of shops and amenities along with a bus station providing excellent transport links.

The property enjoys a driveway to the front. Internally the accommodation comprises an entrance hall with access to two reception rooms and kitchen. The rear reception room benefits from an bay window overlooking the rear garden. The ground floor is completed by a utility. To the first floor are three bedrooms and a family bathroom. Externally the tiered garden offers patio, lawn and feature pond.

Whether you are looking to create a long term family home or invest in a property with excellent potential, this semi detached house on Longmoor Road presents a fantastic opportunity in a popular and well regarded location. JH 27/02/2026 V1 EPC=D







#### Approach

The approach consists of a block paved driveway and slabbed driveway with raised beds containing trees and shrubs, leading to a door into the porch.

#### Porch

The porch has surrounding windows and a glazed door leading into the entrance hall.

#### Entrance hall

The entrance hall has a central heating radiator, stairs rising to the first floor, doors to two reception rooms and the kitchen, and doors to understairs storage.

#### Reception room 11'5" x 11'1" min 13'1" max (3.5 x 3.4 min 4.0 max)

The front reception room has a bay window to the front and a central heating radiator.

#### Second reception room 11'5" min 14'9" max x 10'2" min 11'5" max (3.5 min 4.5 max x 3.1 min 3.5 max)

The rear reception room has a bay window to the rear and a gas fireplace with surround.

#### Kitchen 6'10" x 13'5" (2.1 x 4.1)

The kitchen has a window to the rear, a central heating radiator, wall and base units with work surface over, space for a dishwasher, a double basin sink with mixer tap and drainer, an integrated hob with extractor over, an integrated double oven, space for a fridge, and a door to the utility.







GROUND FLOOR  
684 sq.ft. (63.5 sq.m.) approx.

1ST FLOOR  
509 sq.ft. (47.3 sq.m.) approx.

TOTAL FLOOR AREA : 1193 sq.ft. (110.8 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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#### Utility room 7'2" x 10'9" (2.2 x 3.3)

The utility has windows to the side, double opening glazed doors to the rear, wall and base units with work surface over, space for white goods, a ceramic butler sink, and a door to fitted storage.

#### First floor landing

The landing provides loft access and doors to three bedrooms and the bathroom.

#### Bathroom

The bathroom has a double glazed obscured window to the rear and a double glazed window to the side, a central heating radiator, a wash hand basin, a WC, a bath, a corner shower, and storage cupboards.

#### Bedroom one 11'1" min 13'9" max x 9'6" (3.4 min 4.2 max x 2.9)

This bedroom has a bay window to the front, a central heating radiator, and fitted wardrobes.

#### Bedroom two 10'9" x 11'1" (3.3 x 3.4)

This bedroom has a double glazed window to the rear and a central heating radiator.

#### Bedroom three 13'5" max 7'10" min x 3'3" min 9'6" max (4.1 max 2.4 min x 1.0 min 2.9 max)

This bedroom has a double glazed window to the front and a central heating radiator.

Agents Note: There is limited head height in this room due to the eaves.

#### Garden

The garden has a slabbed patio with a slab path leading to a lawn, a further lawn area, two ponds, two greenhouses, two sheds, and an apple tree.

#### 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 D

#### 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

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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.