

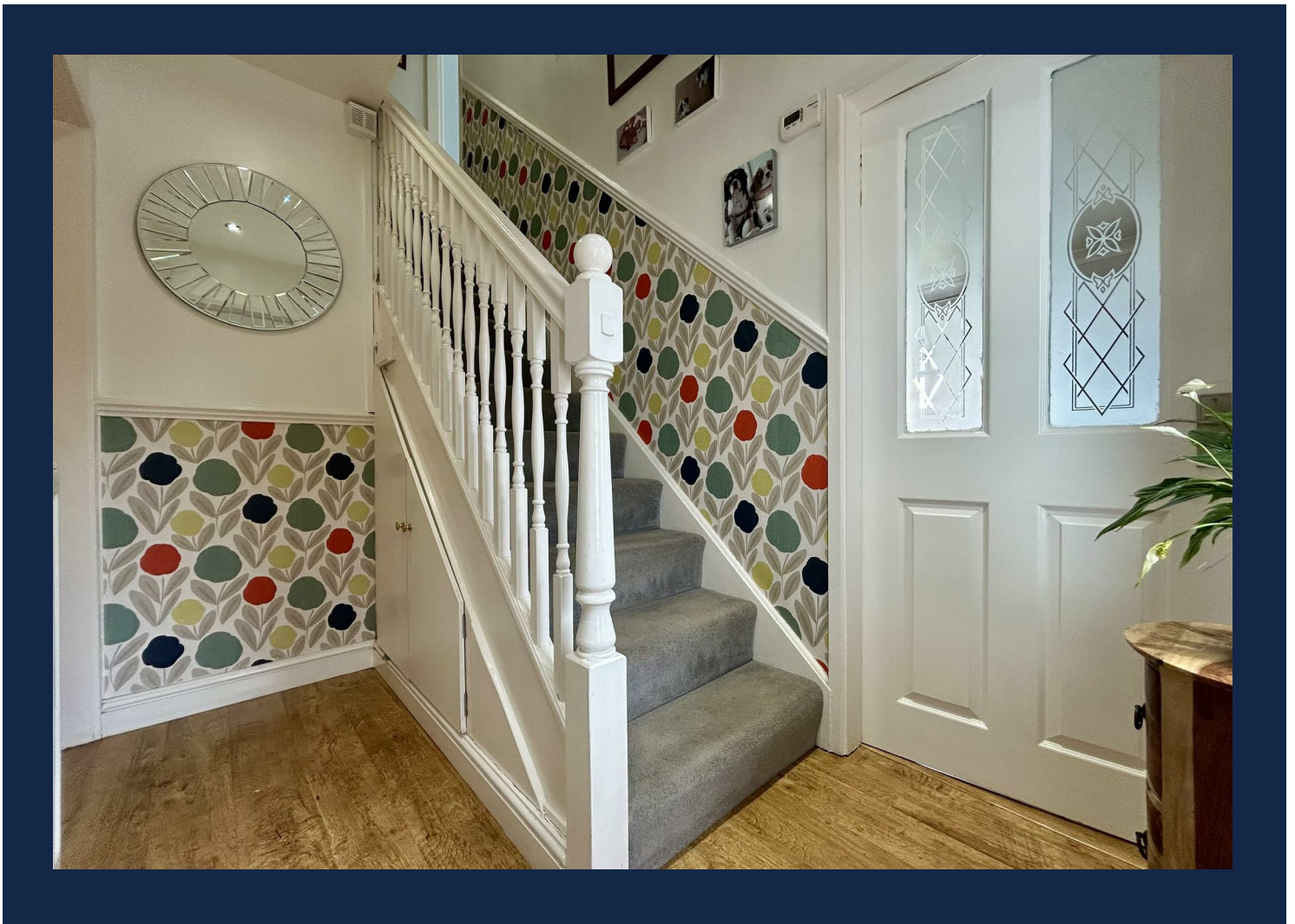
# Grove.

FIND YOUR HOME



20 Marquis Drive  
Halesowen,  
B62 8TE

£280,000



Situated on Marquis Drive in Halesowen, this beautifully presented, extended, semi-detached home offers turnkey accommodation with a modern interior. Halesowen provides a wide range of local amenities, including shops, schools and parks, all within easy reach. The area is well connected by public transport, with regular bus routes serving Halesowen Town Centre and convenient access to the M5 motorway, making travel to surrounding towns and cities straightforward.

The property comprises of a corner plot, with side and front lawn, with a driveway. The property offers an entrance hall, front reception room, open plan kitchen-diner-utility space. Upstairs are two bedrooms and a family bathroom. The rear garden is tiered with patio, decking and a feature pond.

In summary, this semi-detached home on Marquis Drive presents excellent opportunity for those seeking a stylish and move-in-ready property in a popular residential location. With its inviting living space, two bedrooms, and convenient parking, the property is sure to appeal to a range of buyers. Early viewing is highly recommended to fully appreciate what this lovely home has to offer. JH 30/03/2026 V1 EPC=D







#### Approach

Via a block paved driveway, lawn to side and front as being on a corner plot, obscured door into entrance hall.

#### Entrance hall

Central heating radiator, stairs to first floor accommodation, dado rail, under stairs storage, doors to front reception room and open plan kitchen.

#### Front reception room 10'9" x 15'8" (3.3 x 4.8)

Double glazed bow window to front, coving to ceiling, central heating radiator, feature electric fire with surround.

#### Open plan kitchen diner 18'0" min 23'11" max x 15'5" (5.5 min 7.3 max x 4.7)

The dining area has double glazed French doors to rear garden, two central heating radiators, coving to ceiling. The kitchen has wall and base units with roll top wood effect surface over with splashbacks to match, one and a half bowl sink with mixer tap and drainer, integrated oven, hob, extractor, space for fridge freezer. The utility area has double glazed door to the rear, double glazed window to rear, wall and base units with square top surface over, splashbacks to match, space for washing machine and tumble dryer.

#### First floor landing

Loft access, dado rails, doors to two bedrooms and family bathroom.









#### Bedroom one 10'9" x 15'8" (3.3 x 4.8)

Two double glazed windows to front, two central heating radiators, coving to ceiling, inset ceiling light points, fitted wardrobes and fitted drawers.

#### Bathroom

Double glazed obscured window to rear, vertical central heating radiator, vanity style wash hand basin with mixer tap and storage beneath, three quarter free standing bath with mixer tap, low level flush w.c., shower cubicle with electric shower over.

#### Bedroom two 8'6" x 10'9" (2.6 x 3.3)

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

#### Rear garden

Being tiered with patio area, stone chipping area with feature pond and steps up to a further area with a variety of shrubs and trees and decked patio area.

#### Garage 8'2" x 17'0" (2.5 x 5.2)

Electric roller shutter door, window to rear, central heating boiler fuse box, gas and electric meters.

#### 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.

## 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 : 1031 sq.ft. (95.8 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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