

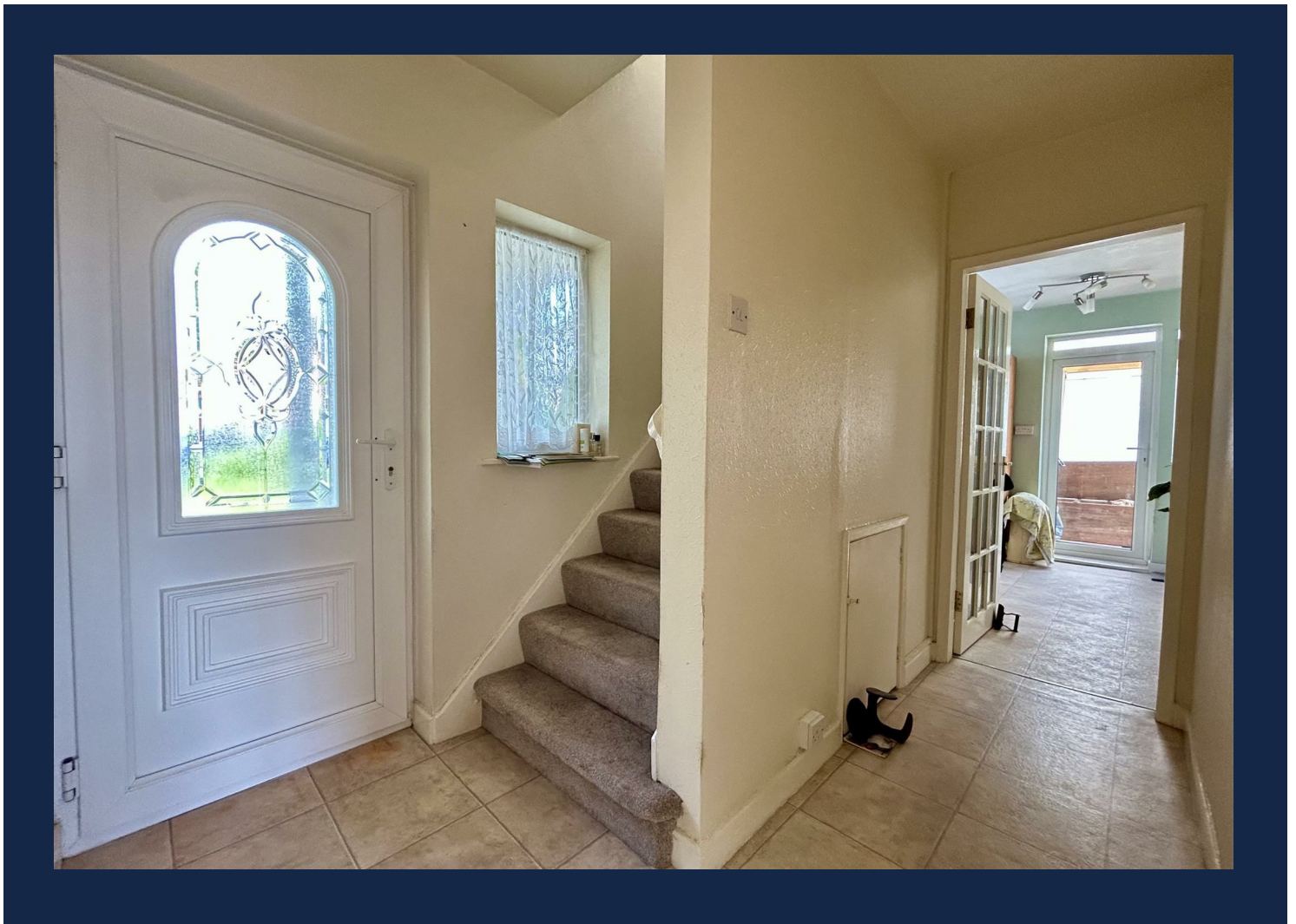
Grove.

FIND YOUR HOME



53 Highfield Lane
Halesowen,
West Midlands
B63 4RX

Offers In The Region Of £260,000



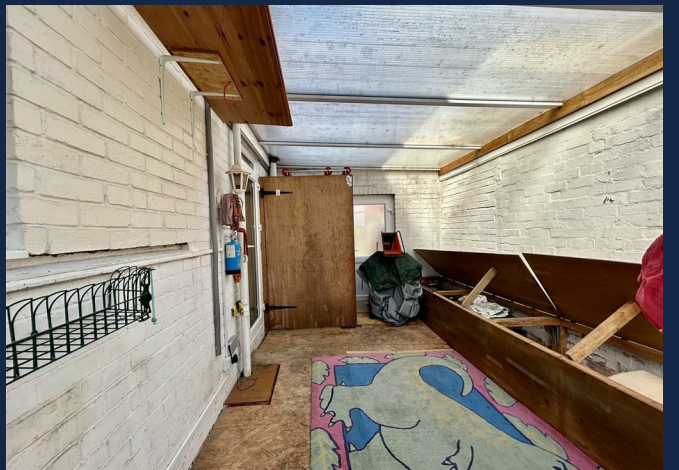
Situated in a sought-after position close to Halesowen town centre, Highfield Lane enjoys convenient access to a wide range of local amenities, including shops at Cornbow Shopping Centre, reputable schools such as Huntingtree Primary School, and green spaces like Huntingtree Park. This well-connected location makes it an excellent place to call home.

The property itself offers exciting scope for improvement, providing an ideal opportunity for buyers to personalise and add value. To the front, there is a driveway, a lawned area and two access points into the property via a porch and a useful store room.

Internally, the ground floor comprises an entrance hall, a comfortable lounge, a spacious kitchen-diner, and an additional store. Upstairs, the first floor features three well-proportioned bedrooms, a family bathroom, and a separate W.C. The rear garden benefits from both lawn and patio areas, offering a pleasant outdoor space for relaxation or entertaining.

With its practical layout, desirable location, and strong potential for enhancement, Highfield Lane represents a fantastic opportunity for buyers seeking a home that combines comfort, convenience, and future potential. JH 21/04/2026







Approach

Via a stone chipping driveway and front lawn, pathway leading to a double glazed sliding door into porch.

Porch

Double glazed windows to sides, double glazed obscured door into entrance hall.

Entrance hall

Central heating radiator, double glazed window to entrance porch, stairs to first floor accommodation, under stairs storage cupboard housing fuse box and electric meter, doors to lounge and kitchen.

Lounge 10'5" x 14'1" (3.2 x 4.3)

Double glazed sliding patio door to rear, central heating radiator, picture rail, feature fireplace.

Kitchen 20'8" x 8'10" (6.3 x 2.7)

Double glazed stable door to rear, double glazed window to front, double glazed window into the store, central heating radiator, arch to under stairs storage, door to cupboard storage, wall and base units with wood effect surface over, splashback tiling to walls, washing machine, sink with drainer and mixer tap, half height fridge and freezer, oven, hob and extractor, central heating boiler and gas meter.

Store/side passage 18'0" x 9'10" (5.5 x 3.0)

Double glazed French doors to rear, double glazed obscured door to front, fitted storage, Perspex roof.





First floor landing

Double glazed window to front, loft access, door to airing cupboard housing water tank, central heating radiator, doors to separate w.c., bedrooms and bathroom.

Separate w.c.

Double glazed obscured window to front and w.c.

Bathroom

Double glazed obscured window to side, vertical central heating towel rail, pedestal wash hand basin, bath with electric shower over.

Bedroom one 13'1" x 9'6" (4.0 x 2.9)

Double glazed window to rear, central heating radiator.

Bedroom two 10'5" x 9'10" (3.2 x 3.0)

Double glazed window to rear, central heating radiator, fitted storage.

Bedroom three 10'9" x 7'6" (3.3 x 2.3)

Double glazed window to front, central heating radiator and stair bulk head in this room.

Rear garden

Slabbed patio with lawn bordered by a verity of mature shrubs and trees.

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.

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