

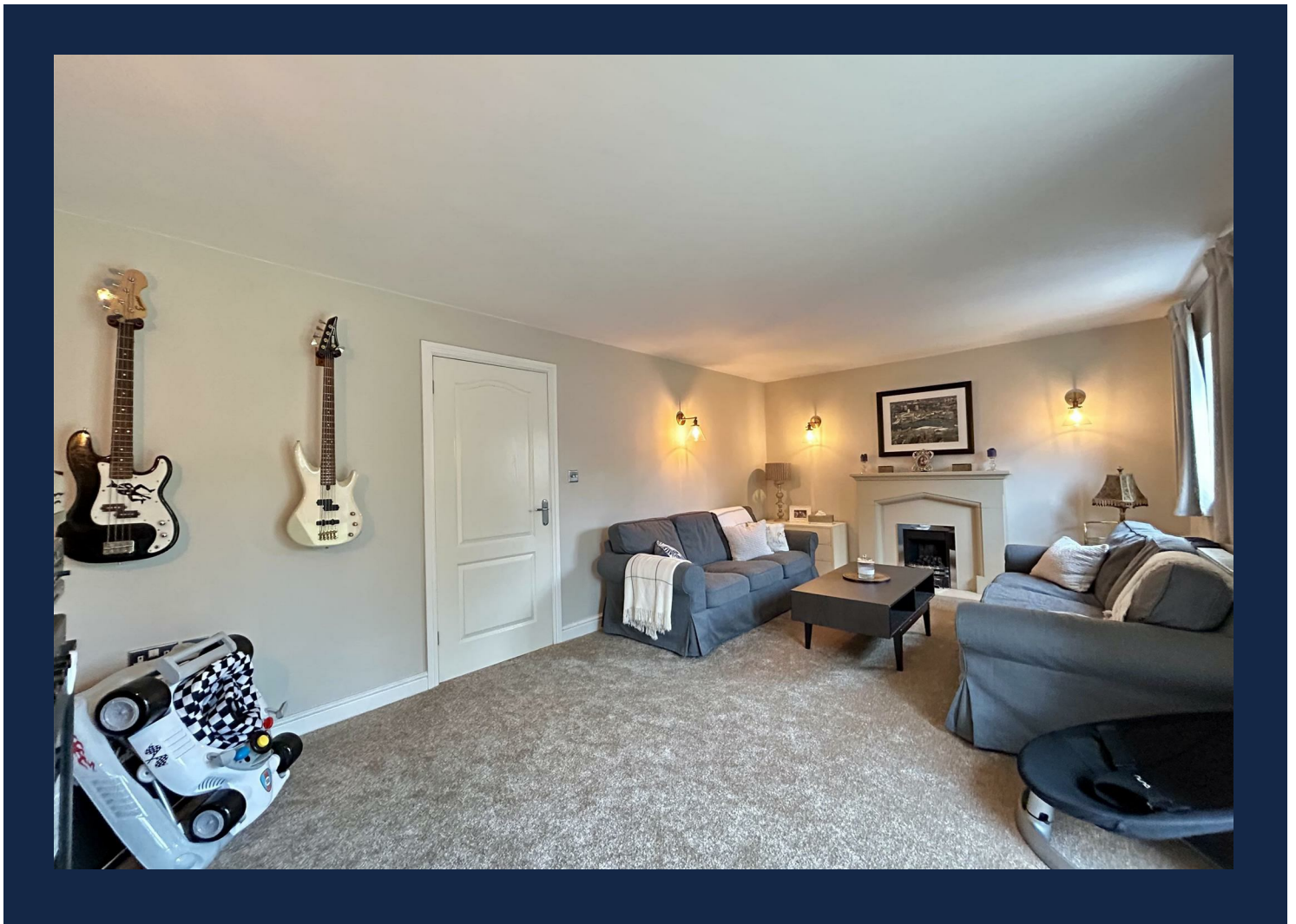
# Grove.

FIND YOUR HOME



150 Hagley Road  
Halesowen,  
West Midlands  
B63 1DY

Offers In The Region Of £495,000

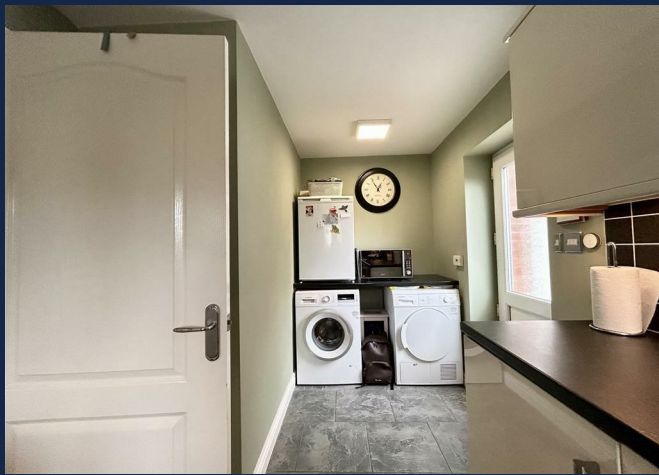


On Hagley Road in Hayley Green, Halesowen, this modern detached home offers four generously proportioned bedrooms, an enviable location and ample living space throughout. Ideally positioned, the property enjoys close proximity to motorway links, the amenities of Halesowen town centre and a selection of well-regarded schools.

To the front, a block-paved driveway provides convenient off-road parking, with access to the property via the main entrance, a side door and a garage/store. The ground floor comprises a welcoming entrance hall, a dining room, and a particularly spacious lounge, alongside a well-appointed kitchen with adjoining utility area. There is also an understairs W.C. and a versatile study/store space accessed from the garden. Upstairs, the layout is thoughtfully designed, with a central staircase creating an impressive and well-balanced landing. The first floor hosts four well-sized bedrooms and a family bathroom, with the principal bedroom benefitting from its own en suite shower room. The rear garden features a combination of patio and lawn, complemented by a summer house, making it an ideal space for both relaxation and entertaining.

Combining generous accommodation with a sought-after location, this property presents an excellent opportunity for families and professionals alike. JH 29/04/2026 V2 EPC=C







#### Approach

Via block paved driveway with stone chipping borders, access to garage with electric door, double glazed obscured door into entrance hall.

#### Entrance hall

Central heating radiator, inset ceiling light points, stairs to first floor accommodation, door to downstairs w.c. and dining room, kitchen and lounge, new flooring April 2026

#### Dining room 11'9" x 7'6" (3.6 x 2.3)

Double glazed window to front, central heating radiator, carpet fitted April 2026.

#### Kitchen 16'0" x 7'6" max 4'11" min (4.9 x 2.3 max 1.5 min)

Double glazed window to front, double glazed obscured door to side, central heating radiator, high gloss wall and base units with square top surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, integrated fridge and double oven, gas hob, extractor.

#### Utility space

Work surface with space for white goods.

#### Downstairs w.c.

Low level flush w.c., pedestal wash hand basin with mixer tap, vertical central heating radiator.







Lounge 11'5" x 19'8" (3.5 x 6.0)

Double glazed window to rear, double glazed French doors to rear, central heating radiator, feature gas fire with surround, carpet fitted April 2026.

Store 12'1" x 9'2" (3.7 x 2.8)

Double glazed window to rear, door to rear and electric heater, double opening doors to storage cupboard housing central heating boiler.

First floor landing

Double glazed obscured window to the side, loft access and doors to:

Bedroom one 11'5" x 14'1" (3.5 x 4.3)

Double glazed window to front, two double glazed windows to rear, central heating radiator, door into en-suite.

En-suite

Recently refurbished with double glazed obscured window to front, low level flush w.c., vanity style wash hand basin with mixer tap and splashback tiling, central heating radiator and shower.

Bedroom four 8'10" x 10'9" (2.7 x 3.3)

Double glazed window to rear, central heating radiator.

Bedroom two 9'6" min 11'5" max x 9'10" (2.9 min 3.5 max x 3.0)

Double glazed window to front, central heating radiator.

Bedroom three 9'6" x 7'6" (2.9 x 2.3)

Double glazed window to front, central heating radiator.

Bathroom

Double glazed obscured window to side, central heating radiator, shower, low level flush w.c., pedestal wash hand basin with mixer tap and bath, new flooring April 2026.

Rear garden

Gated access to the front and slabbed patio with steps up to a raised lawn.





## 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 E

## 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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