

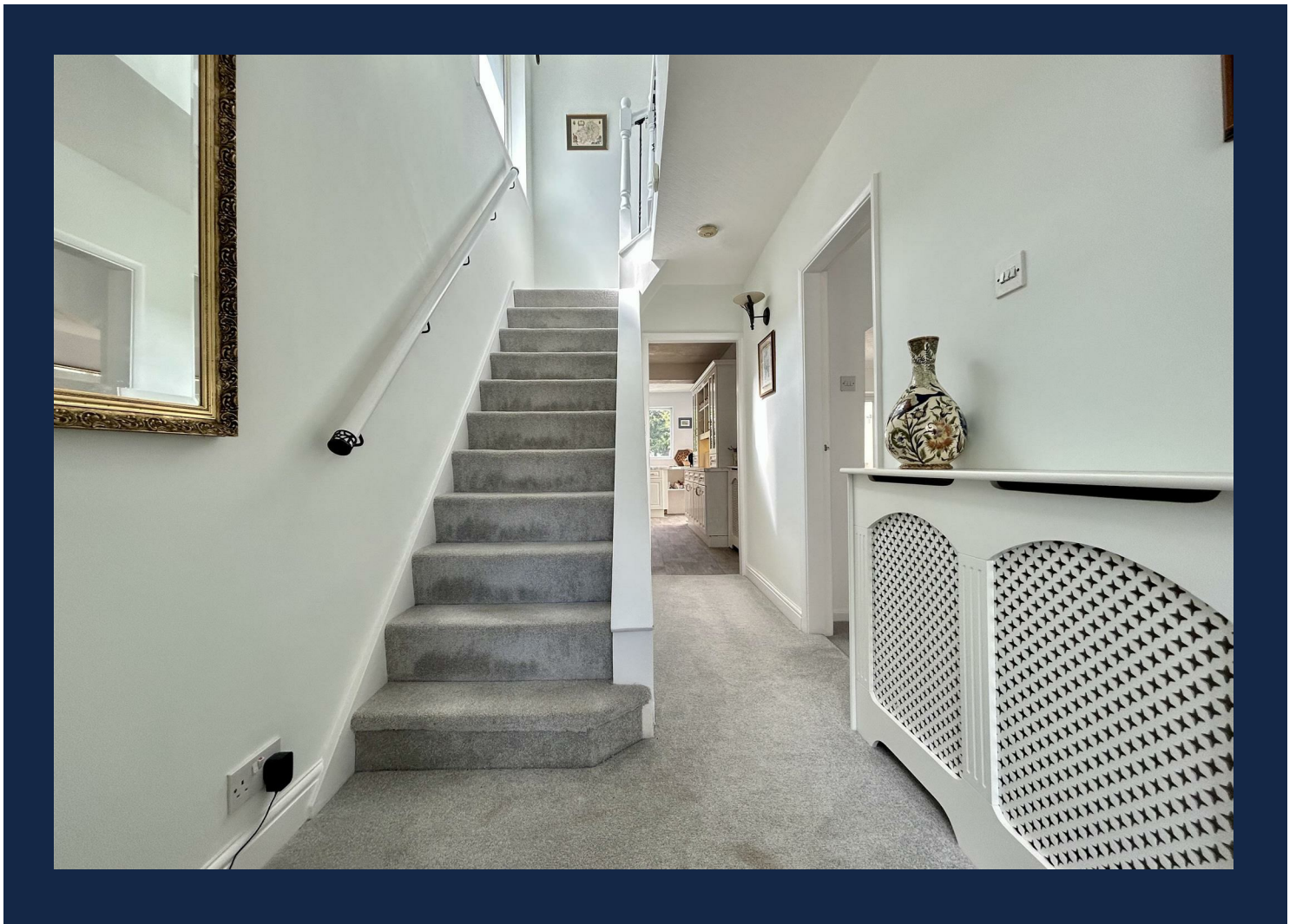
Grove.

FIND YOUR HOME



149 Huntingtree Road
Halesowen,
West Midlands
B63 4HS

Offers In The Region Of £350,000



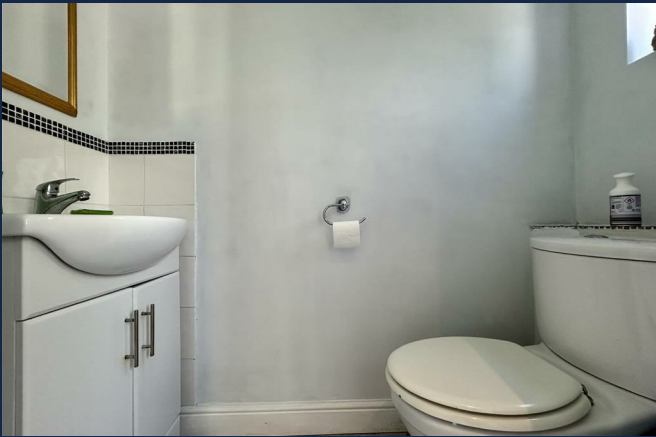
Situated on Huntingtree Road in Halesowen, this semi-detached home presents an excellent opportunity for growing families. This popular area is well regarded for its friendly community atmosphere and convenient access to a range of local amenities, including the shops and services of Halesowen Town Centre and Stourbridge Road, reputable schools such as Huntingtree Primary School, and nearby green spaces including Huntingtree Park.

The property briefly comprises a driveway, entrance porch, and welcoming hallway providing access to the spacious through lounge/dining room and fitted kitchen. Both the kitchen and reception room lead into the conservatory, which enjoys views over the generous rear garden. Accessed via the kitchen, the utility room offers additional space for white goods, access to the downstairs WC, and internal entry to the garage. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom. Outside, the beautifully maintained rear garden features a combination of lawn and patio areas, ideal for both relaxing and entertaining.

Offering spacious accommodation, ample parking, and excellent access to local conveniences, this is a property that truly deserves early viewing. JH 07/05/2026 EPC=D







Approach

Via block paved driveway with hedge to one side and wall to the other, double glazed door into entrance porch.

Entrance porch

Two double glazed windows to front, double glazed obscured door into entrance hal.

Entrance hall

Stairs to first floor accommodation, central heating radiator, doors into under stairs cupboard housing electric meter and fuse box, door way into the kitchen and door to through reception room.

Through reception room 11'9" max 9'10" min x 24'7" (3.6 max 3.0 min x 7.5)

Bay window to front, double glazed French doors to the conservatory with two double glazed windows either side, two central heating radiators, coving to ceiling.

Kitchen 6'10" x 17'0" (2.1 x 5.2)

Double glazed window to rear, central heating radiator, wall and base units with square top marble effect surface over, sink with mixer tap and drainer, space for Range style cooker, hood over, door ways into the utility and conservatory.











Utility 14'5" x 7'2" max 3'11" min (4.4 x 2.2 max 1.2 min)
Double glazed door to rear, wall and base units with roll top surface over, splashback tiling to walls, sink with drainer, space for washing machine, door into downstairs w.c., door into garage.

Downstairs w.c.
Double glazed obscured window to rear, low level flush w.c., vanity style wash hand basin with mixer tap.

Garage 17'4" x 7'6" (5.3 x 2.3)
Double opening doors, housing the gas meter and has power.

Conservatory 13'9" x 9'6" (4.2 x 2.9)
Double glazed French doors to side, double glazed windows to surround with part obscured windows, corrugated roof.

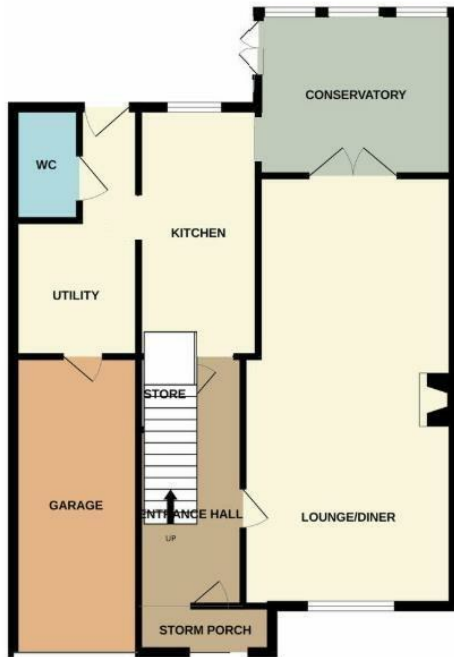
First floor landing
Double glazed obscured window to side, loft access and doors into three bedrooms and bathroom.

Bathroom
Double glazed obscured window to rear, central heating radiator, cupboard housing central heating boiler, double glazed obscured window to side, low level flush w.c., pedestal wash hand basin with mixer tap, P shaped bath with electric shower over.

Bedroom one 11'1" x 13'1" (3.4 x 4.0)
Window to front, central heating radiator, fitted wardrobes.

Bedroom two 10'9" x 10'9" max 10'5" min (3.3 x 3.3 max 3.2 min)
Double glazed window to rear, central heating radiator.

GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Bedroom three 10'2" x 7'2" (3.1 x 2.2)
Window to front, central heating radiator,
stair bulk head with fitted wardrobe over.

Rear garden
Slabbed patio area, raised beds with mature
shrubs, extensive lawn with well established
bushes, shrubs and trees and space to the
rear of garden shed.

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.

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