

Grove.

FIND YOUR HOME



2 Cherry Street
Halesowen,
West Midlands
B63 3RG

Offers In The Region Of £285,000



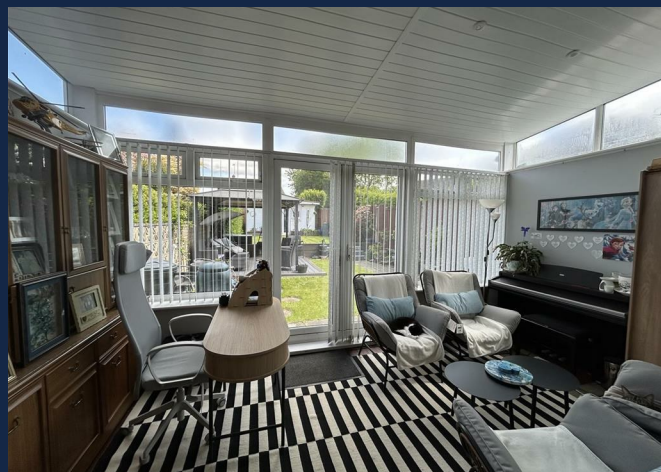
Occupying a prime position within a highly sought after residential area of Halesowen, this beautifully presented three bedroom semi detached residence offers an exceptional standard of family living, combining space, style and practicality. Further benefitting from the installation of solar panels.

The property is approached via a recently resealed driveway, providing generous off road parking and enhancing the home's kerb appeal. Internally, the accommodation is both spacious and thoughtfully arranged, featuring two elegant reception rooms ideal for both formal entertaining and everyday living. The contemporary fitted kitchen is complemented by a useful utility area, while a light filled conservatory provides an additional reception space with views over the rear garden. A conveniently located ground floor W.C. completes the downstairs layout.

To the first floor, the property offers three well proportioned bedrooms, alongside a stylish family bathroom and access to the loft space.

Externally, the home enjoys a substantial and well maintained rear garden, offering a private and tranquil setting ideal for outdoor dining and family enjoyment. JE V1 06/05/2026 EPC=C







Approach

Via a printed concrete driveway, step up to composite front door, access to side passage.

Entrance hall

Central heating radiator, stairs to first floor accommodation, doors to two reception rooms, kitchen and downstairs store cupboard.

Reception room one 11'5" min 13'5" max x 10'9" max 9'6" min (3.5 min 4.1 max x 3.3 max 2.9 min)

Double glazed bay window to front, central heating radiator, coving to ceiling, feature fire with surround and hearth and t.v. point.

Reception room two 11'5" x 10'5" max 7'6" min (3.5 x 3.2 max 2.3 min)

Coving to ceiling, central heating radiator, double glazed sliding door into conservatory.

Conservatory 15'5" x 9'10" (4.7 x 3.0)

Double glazed patio door to rear, spotlights to ceiling, central heating radiator.

Kitchen 8'2" x 7'6" (2.5 x 2.3)

Double glazed window to rear, wall and base units with under cabinet lighting, complementary work surface over, splashbacks, induction hob, oven, stainless steel extractor fan over, stainless steel sink, drainer and mixer tap, spotlights to ceiling, door to side passage with access to w.c.

Downstairs w.c.

Door to front, double glazed window to front, low level flush w.c., wash hand basin.

Side passage 11'5" x 4'7" (3.5 x 1.4)

With utility area having wall unit, space for fridge freezer, washing machine, dryer and dishwasher, glazed door to rear garden.









First floor landing

Double glazed obscured window to side, doors radiating to three bedrooms and bathroom.

Bedroom one 13'5" max 11'5" min x 10'5" including wardrobes (4.1 max 3.5 min x 3.2 including wardrobes)

Double glazed bay window to front, central heating radiator with decorative cover, fitted wardrobes and access to loft with ladders, lighting and is boarded.

Bedroom two 11'5" x 10'9" max 9'10" min (3.5 x 3.3 max 3.0 min)

Double glazed window to rear, central heating radiator with decorative cover.

Bedroom three 7'2" x 5'6" (2.2 x 1.7)

Double glazed window to front, central heating radiator.

Family bathroom

Double glazed obscured window to rear, tiled walls, spotlights to ceiling panelled whirlpool bath with mixer tap and shower head over, vanity wash hand basin unit with mixer tap with storage beneath, shower cubicle, low level flush w.c., central heating radiator.

Rear garden

Having fence and brick boundaries, slabbed pathway leading to the rear, lawn, decking area with verandah over, plant beds with mature shrubs, steps leading to further lawn area and slabbed pathway to storage shed at the rear of the garden with lighting and electrics, double glazed door and two double glazed windows.

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 your offer until these checks have been carried out.

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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.

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