

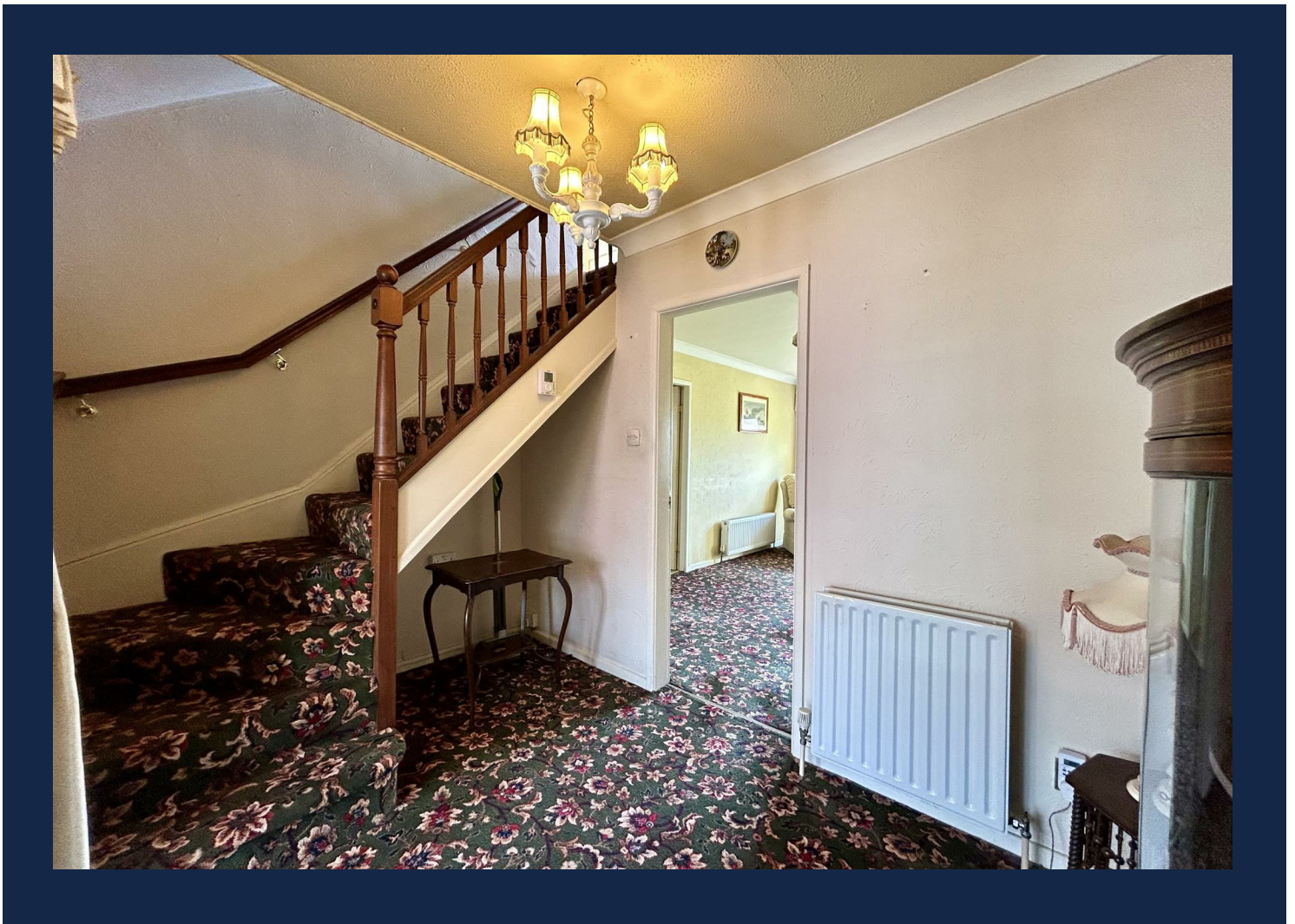
# Grove.

FIND YOUR HOME



16 Kenswick Drive  
Halesowen,  
West Midlands  
B63 4RB

Offers In The Region Of £275,000



OFFERED FOR SALE WITH NO ONWARD CHAIN! A fantastic opportunity for families to put their own stamp on this spacious and well-proportioned semi-detached home, ideally positioned within one of Halesowen's most sought-after locations. Conveniently placed for highly regarded local schools, excellent transport links, and a range of nearby shops and amenities, this property offers both practicality and potential in equal measure.

The accommodation briefly comprises an entrance porch leading into a welcoming reception hall and stairs rising to the first floor. The generously sized lounge enjoys a rear aspect with delightful views towards the Clent Hills, creating a bright and relaxing living space. The kitchen/diner provides an ideal setting for family life and entertaining, with access through to the side entrance and conservatory. Upstairs, a pleasant landing leads to three bedrooms, two of which with far reaching views, alongside two further well-proportioned bedrooms and the family bathroom. Externally, the property benefits from ample off-road parking to the front, with access to the garage. To the rear is a beautifully landscaped, low-maintenance garden featuring a block-paved seating area, the perfect place to relax and enjoy the stunning distant views.

Offering excellent potential in a highly desirable setting, this is a wonderful family home ready to be made your own. JH 22/05/2026







#### Approach

Via a block paved driveway, slate chippings, step up to double glazed front door into entrance porch.

#### Porch

Double glazed windows to front, double glazed door and window into the entrance hall.

#### Entrance hall

Stairs rising to the first floor accommodation, coving to ceiling, central heating radiator, door into reception room.

#### Reception room

Double glazed sliding patio doors to the rear, central heating radiator, coving to ceiling, two ceiling roses, feature fireplace with wooden surround, door into the kitchen diner.

#### Kitchen diner 6'10" x 16'0" (2.1 x 4.9)

Double glazed window into the lean-to, double glazed obscured door into the lean-to, double glazed window into the conservatory, central heating radiator, ceiling rose, coving to ceiling, wall and base units with square top surface over, splashback tiling to walls, integrated oven, hob, sink with mixer tap and drainer, integrated half height fridge.

#### Lean-to

Double glazed door to the front, double glazed obscured windows to side, entrance into conservatory.









Conservatory 8'6" x 11'1" (2.6 x 3.4)  
Double glazed French doors to rear, double glazed windows to surround.

Downstairs w.c.  
Accessed via the side passage with w.c.

First floor landing  
Loft access, double glazed obscured window to side, central heating radiator, coving to ceiling, doors into three bedrooms and shower room, airing cupboard.

Bedroom one 11'5" x 11'1" (3.5 x 3.4)  
Double glazed window to rear, coving to ceiling, ceiling rose, central heating radiator.

Bedroom two 7'2" x 11'5" (2.2 x 3.5)  
Double glazed window to front.

Bedroom three 6'10" x 11'1" (2.1 x 3.4)  
Double glazed window to rear.

Shower room  
Double glazed obscured window to the side, vertical

central heating towel rail, w.c., shower and pedestal wash hand basin.

Garden  
Slabbed patio area with step down to the lawn which has mature shrub and plant borders.

Garage 8'2" x 15'8" (2.5 x 4.8)  
Electric and gas meters, fuse box, central heating boiler.

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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