

# Grove.

FIND YOUR HOME



28 Hilston Avenue  
Halesowen,  
B63 4BT

Price £290,000



Situated on the popular Hilston Avenue in Halesowen, this delightful three bedroom home presents an excellent opportunity for families, first time buyers and those seeking a well located property with convenient access to local amenities.

The surrounding area benefits from a range of excellent facilities including regular bus routes into Birmingham, a variety of shops along Stourbridge Road and Halesowen town centre, as well as nearby green spaces such as Huntingtree Park.

The property itself enjoys a driveway to the front, providing off road parking with access via the entrance door into a welcoming hallway. Internally the accommodation comprises a spacious through reception room which flows seamlessly into the open plan kitchen creating an ideal space for modern family living and entertaining. There is also internal access to the garage. To the first floor the landing provides access to three well proportioned bedrooms and family bathroom. Externally, the beautifully maintained rear garden offers a wonderful outdoor retreat featuring a patio area, established shrubs, and lawn which is perfect for relaxing or entertaining during the warmer months.

Combining comfortable accommodation, attractive outdoor space and a convenient location, this charming home on Hilston Avenue represents a fantastic opportunity for prospective purchasers. JH 02/06/2026







#### Approach

Via tarmacadam driveway with stone chipping borders, double glazed door into the entrance hall.

#### Entrance hall

Central heating radiator, stairs to first floor accommodation with under stairs storage, door into through reception room.

#### Through reception room 25'7" x 11'1" (7.8 x 3.4)

Central heating radiator, double glazed French doors to the rear, entrance into kitchen.

#### Kitchen 18'4" x 7'2" max 6'10" min (5.6 x 2.2 max 2.1 min)

Double glazed window to rear, vertical central heating radiator, base units with wood effect surface over with splashbacks to match, one and a half bowl sink with mixer tap and drainer, integrated dishwasher and fridge freezer, Range master style cooker with five ring hob and filter hood, internal access to the garage.

#### Garage 16'4" x 7'2" min 7'10" max (5.0 x 2.2 min 2.4 max)

Bifold doors to front, power, housing the fuse box and gas meter.

#### First floor landing

Double glazed frosted window to side, central heating radiator, doors into three bedrooms and bathroom.

#### Bedroom one 12'1" x 11'9" (3.7 x 3.6)

Double glazed window to rear, central heating radiator.









Bedroom two 8'10" x 13'1" (2.7 x 4.0)  
Double glazed window to front, central heating radiator.

Bedroom three 6'6" x 11'9" (2.0 x 3.6)  
Double glazed window to rear, central heating radiator.

Bathroom  
Double glazed obscured window to front, Victorian style central heating towel rail, pedestal wash hand basin, P shaped bath with monsoon head over, double opening doors to a cupboard housing the central heating boiler.

Rear garden  
Slabbed patio with raised lawn, beds with a variety of plants, 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 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 your 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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