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122 Olive Lane
Halesowen,
West Midlands
B62 8LY

Offers In The Region Of £220,000



Offered with no upward chain. Situated on Olive Lane in Halesowen, this end terrace property presents an excellent opportunity for buyers looking to put their own stamp on a home or add value through improvement. Ideally positioned within a popular suburban area, the property offers convenient commuter links into Birmingham City Centre, making it an appealing prospect for first time buyers, professionals and buy-to-let investors alike.

The property is conveniently located for a range of local amenities in Halesowen and Quinton, with nearby shops, leisure facilities and green spaces, including the popular Leasowes Park. Old Hill and Rowley Regis Train Station and local bus routes also provide access to surrounding areas and Birmingham City Centre.

Internally, the accommodation begins with an entrance porch leading into a spacious, open plan L-shaped lounge/diner, featuring patio doors opening onto the rear garden. An archway leads through to the separate kitchen. To the first floor are three bedrooms and a family shower room.

Externally, the property benefits from a driveway to the front, complemented by a lawn and a variety of mature shrubs. The rear garden is attractively tapered and offers a combination of lawn, patio and established planting, providing plenty of scope to create an outdoor space to suit individual tastes. A garage, accessible from the front of the property, completes the accommodation.

Offering three bedrooms, off road parking, a garage and excellent potential for modernisation, this Olive Lane property is an exciting opportunity in a convenient Halesowen location. Early viewing is highly recommended to appreciate the potential on offer. JH 02/11/2026 V1 EPC=D

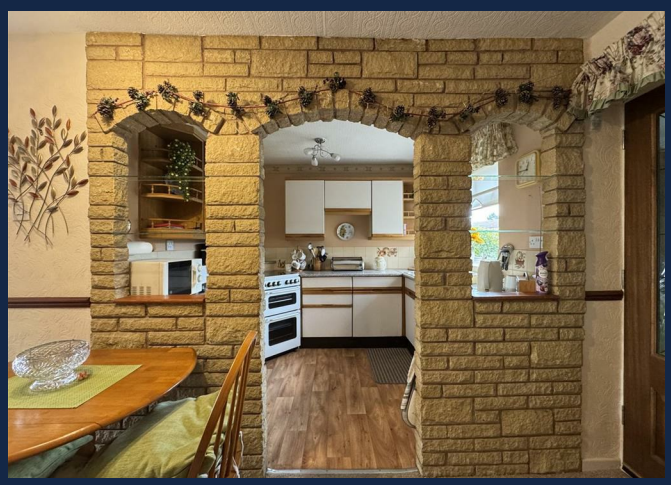

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Approach
A slabbed driveway with stone chipping border, lawn, wood chipping area with a variety of mature shrubs, access to garage, double glazed obscured door into entrance porch.

Porch
Three single glazed windows to side, central heating radiator, door into the store housing the electric and gas meters. Door into the open plan living area.

Lounge diner 12'1" min 23'3" max x 7'6" min 15'1" max (3.7 min 7.1 max x 2.3 min 4.6 max)
Central heating radiator, door into the store, double glazed sliding patio door to rear, open brick gas fireplace, open brick arch with door way into kitchen, stairs to first floor accommodation.

Kitchen 7'2" x 8'10" (2.2 x 2.7)
Double glazed window to front, wall and base units, square top surface over, splashback tiling to walls, space for washing machine and under counter fridge, gas hob, oven, stainless steel sink with mixer tap and drainer.

First floor accommodation
Loft access, central heating radiator, dado rail, doors into two airing cupboards with one housing the central heating boiler, doors into bedrooms and shower room.







Shower room
Double glazed obscured window to front, central heating radiator, pedestal wash hand basin, w.c., corner electric shower.

Bedroom one 12'1" x 8'10" (3.7 x 2.7)
Double glazed window to rear, central heating radiator, double opening doors to built in wardrobe.

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

Bedroom three 6'10" x 5'10" (2.1 x 1.8)
Double glazed window to rear, central heating radiator.

Garden
Slabbed patio area, lawn with plant and shrub borders, slabbed hardstanding for shed.

Garage 7'10" x 15'5" (2.4 x 4.7)
Up and over door to front, double glazed obscured door and window to rear, power and outdoor tap.

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.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk