Grove.

FIND YOUR HOME



2 Campion Grove
Hayley Green, Halesowen,
West Midlands
B63 1HB

Offers In Excess Of £550,000



In the popular Campion Grove, Halesowen, this impressive detached home offers a perfect blend of space and comfort for modern family living. With five generously sized bedrooms, this property is ideal for larger families or those who enjoy having extra space for guests or a home office. Outside, the property features parking for multiple vehicles, a valuable asset in today's busy world.

The property comprises of a block paved driveway to the front, which is privatised by a hedge. Inside is an entrance porch and hall at the heart of the property that leads to spacious reception room, currently being used as a lounge-diner and the kitchen. The family room offers double opening doors into the conservatory, which overlooks the lawned garden. In the kitchen is a breakfast bar. An additional hall offers access to the utility, garage and downstairs w.c.. On the first floor are five bedrooms and a family bathroom. The master bedroom and 2nd bedroom have their own en-suites. The rear garden has patio and a lawn with side access to the front of the property.

With its spacious layout and desirable location, this detached house in Halesowen presents an excellent opportunity for those seeking a family home that combines comfort, practicality, and style. Don't miss the chance to make this wonderful property your own. JH 05/03/2026 V4 EPC=D




















Approach
Via block paved driveway, double glazed front door and double glazed windows to porch, obscured door into entrance hall.

Entrance hall
Two central heating radiators, coving to ceiling, dado rail, door to lounge and door to kitchen, stairs to first floor accommodation.

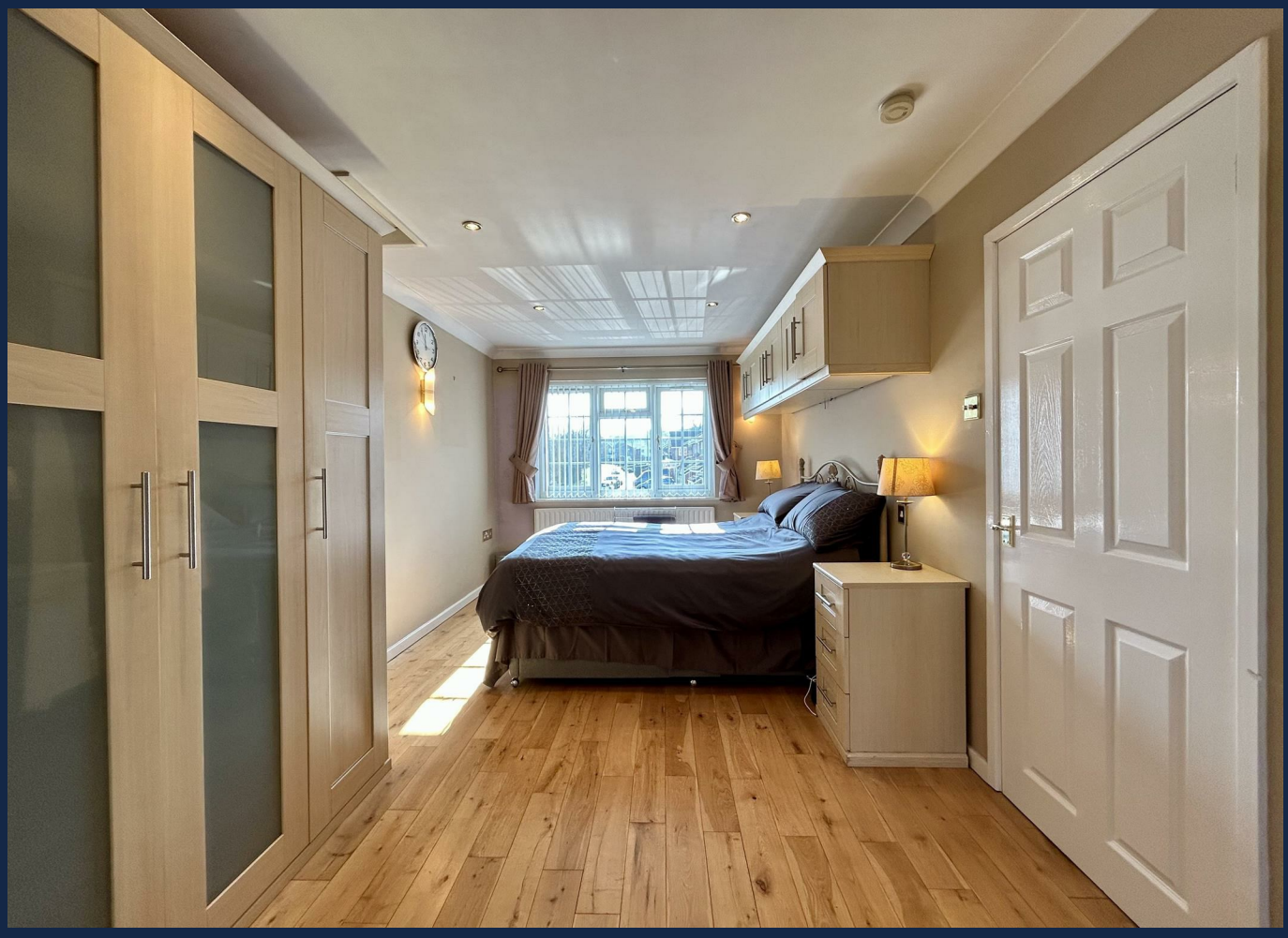
Open plan living area 15'5" x 8'6" (4.7 x 2.6)
Double glazed bow window to front, coving to ceiling, central heating radiator, arch to lounge diner.

Lounge diner 9'6" x 25'11" excluding bay (2.9 x 7.9 excluding bay)
Double glazed window to front, two central heating radiators, coving to ceiling, feature fireplace, double opening doors to conservatory, door to kitchen.

Conservatory 9'10" x 11'5" (3.0 x 3.5)
Double glazed double opening doors to rear, double glazed windows to surround, ceiling fan light point.

Kitchen 15'1" x 10'5" (4.6 x 3.2)
Two double glazed windows to rear, central heating radiator, matching wall and base units with roll top work surfaces over, one and a half bowl sink with mixer tap and drainer, splashback tiling to walls, integrated oven, gas hob, extractor, breakfast bar, doors leading to under stairs storage area and hall.






















Hall
Leading to downstairs w.c., utility and garage.

Utility room 6'10" x 7'10" (2.1 x 2.4)
Double glazed door to rear, double glazed window, matching wall and base units with roll top surface over, sink with mixer tap and drainer, central heating radiator, space for washing machine and tumble dryer.

Downstairs w.c.
Obscured window to side, central heating radiator, low level flush w.c., wash hand basin.

First floor landing
Central heating radiator, dado rail, loft access and doors to airing cupboard, five bedrooms and family bathroom.

Family bathroom
Double glazed obscured window to rear, complementary tiling to walls, built in bath with shower over, pedestal wash hand basin with mixer tap, w.c., central heating radiator.

Bedroom one 9'6" x 18'0" (2.9 x 5.5)
Double glazed window to front, central heating radiator, fitted wardrobe and wall units, loft access and door into the en-suite

En-suite
Double glazed window to rear, vertical central heating towel rail, complementary tiling to walls, coving to ceiling, low level flush w.c., P shaped bath with electric shower over.

Bedroom two 8'6" x 11'9" (2.6 x 3.6)
Double glazed window to front, central heating radiator, coving to ceiling, fitted wardrobes, arch to en-suite

En-suite
Double glazed window to front, central heating radiator, vanity style wash hand basin with mixer tap, corner electric shower.

Bedroom three 8'2" x 12'9" (2.5 x 3.9)
Double glazed window to front, two central heating radiators, coving to ceiling.



TOTAL FLOOR AREA : 1837 sq.ft. (170.6 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.
Made with Metropix ©2025

Bedroom four 10'9" x 8'6" (3.3 x 2.6)
Double glazed window to rear, central heating radiator.

Bedroom five 7'10" x 11'1" max (2.4 x 3.4 max)
Double glazed window to rear, central heating radiator, coving to ceiling.

Rear garden
Block paved patio area, lawn area, to the side is a raised stone chipping area, space for shed and the garden being surrounded with fencing.

Garage 8'2" x 18'8" (2.5 x 5.7)
Up and over garage door, ceiling light point, 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 D

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.

Square Footage
Please note that the property area includes garage and conservatory

IMPORTANT NOTICE 1. No description or information given whether or not these particulars and whether written or verbal (information) about the property or its value may be relied upon as a statement or representation of fact. Grove Properties Group do not have any authority to make representation and accordingly any information is entirely without responsibility on the part of Grove Properties Group or the seller. 2. The photographs (and artists impression) show only certain parts of the property at the time they were taken. Any areas, measurements or distance given are approximate only and interior measurements are wall to wall. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. 4. No statement is made about the condition of any service or equipment.

Grove.
FIND YOUR HOME

Halesowen
18 Hagley Road, Halesowen, West Midlands, B63 4RG
T: 0121 550 5400
E: halesowen@grovepropertiesgroup.co.uk