

Grove.

FIND YOUR HOME



3 Huntingtree Road
Halesowen,
West Midlands
B63 4EN

Offers In The Region Of £280,000



Situated on Huntingtree Road in Halesowen, this delightful semi detached home offers a fantastic opportunity for families and professionals alike. The property provides plenty of potential for future enhancement, with plans currently being drawn up for a side extension. Planning permission has not been granted, but plans are available upon request.

The property is ideally positioned for access to a range of local amenities, with shops and facilities in both Halesowen Town and along Stourbridge Road, alongside convenient bus routes and excellent motorway links providing access towards Birmingham and beyond. The area also benefits from a selection of well regarded schools.

The property itself offers a driveway to the front, with steps leading to the entrance. Inside, the entrance hall provides access to the kitchen and open plan living area. The spacious living area is thoughtfully divided into two sections by a pony wall and features a cosy log burner, creating a welcoming focal point. The kitchen provides access to the side porch, which in turn leads to a useful store and WC. Upstairs, there are three bedrooms and a family bathroom. To the rear, the tiered garden offers a combination of patio and lawn, bordered by a variety of established shrubs and planting.

Offering a great combination of space, practicality and potential, this semi detached home on Huntingtree Road is an excellent opportunity for those looking to make a property their own. Early viewing is highly recommended. JH 30/09/2026







Approach

Via a block paved driveway, stone chipping bed with a variety of shrubs, slabbed steps to a double glazed front door leading to entrance hall.

Entrance hall

Vertical central heating radiator, stairs to first floor accommodation, double glazed obscured window to front, door to under stairs store cupboard, herringbone karndean flooring throughout the hall and reception room, door way into kitchen, door to through reception room.

Kitchen 13'1" x 9'6" (4.0 x 2.9)

Double glazed window to front, double glazed port hole window to front, central heating radiator, gloss wall and base units with square top surface over, splashback tiling to walls, space for washing machine, sink with mixer tap and drainer, integrated oven, hob, extractor, door into the side porch.

Side porch

Double glazed obscured door to side, access into the downstairs w.c. and utility space.

Downstairs w.c.

Obscured window to side and w.c.

Store

With space for white goods.





GROUND FLOOR



1ST FLOOR



While 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 floorplans 1/2018

Through reception room 19'0" x 20'8" (5.8 x 6.3)
Double glazed French doors to rear, double glazed window to rear, double glazed window to side, two central heating radiators, feature log burner.

First floor landing

Loft access, airing cupboard housing central heating boiler, doors into three bedrooms and bathroom.

Bedroom one 10'9" x 10'5" (3.3 x 3.2)

Double glazed window to rear, central heating radiator.

Bedroom two 11'1" x 10'9" max 9'10" min (3.4 x 3.3 max 3.0 min)

Double glazed window to rear, central heating radiator.

Bedroom three 10'2" x 6'2" (3.1 x 1.9)

Double glazed window to front, double glazed obscured window to side, central heating radiator, built in wardrobe.

Bathroom

Two double glazed obscured windows to front, vertical central heating towel rail, bath with mixer tap, pedestal wash hand basin with mixer tap and low level flush w.c.

Rear garden

The garden is tiered and offers side access to the front, slabbed patio, slabbed steps with sleeper borders to the lawn with raised sleeper beds housing a variety of shrubs and a further tier offering a stone chipping area with shed.

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 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.

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.