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15 Cumbrian Croft
Halesowen,
West Midlands
B63 1HG

Offers In The Region Of £325,000



Situated on Cumbrian Croft, Halesowen, this delightful detached home presents an excellent opportunity for families, couples or individuals looking to personalise a property and create a home of their own.

Set within a desirable and well established area of Halesowen, the property is ideally positioned for access to a range of local amenities in Halesowen town centre, well regarded schools and a variety of nearby green spaces. The location offers a pleasant balance of convenience and residential surroundings, making it particularly appealing to families.

The property is approached via a private driveway, shared with only a small number of neighbouring homes, providing off-road parking and access to the front of the house. To the ground floor, the accommodation comprises an entrance porch, welcoming hallway, reception room, kitchen diner and garage. Upstairs, there are three bedrooms and a shower room. Outside, the rear garden offers an excellent blank canvas for the new owner to make their mark, featuring a combination of lawn, patio and a variety of mature shrubs. With scope to personalise and enhance the outdoor space, it provides an ideal setting for relaxing or entertaining.

This charming detached home offers a wonderful opportunity for those looking to settle in a friendly residential neighbourhood, while benefiting from the space, privacy and potential that a detached property provides. JH 18/09/2026 EPC=D


















Approach
Via a private driveway with parking space, door into the entrance porch.

Porch
Windows to front and side, obscured door into entrance hall.

Entrance hall
Coving to ceiling, dado rail, central heating radiator, stairs to first floor accommodation, door into reception room.

Reception room 12'1" min 12'9" max x 15'1" (3.7 min 3.9 max x 4.6)
Double glazed bow window to front, central heating radiator, fireplace, door into the kitchen diner.

Kitchen diner 16'0" x 10'5" (4.9 x 3.2)
Double glazed French doors to rear, double glazed window to rear, double glazed door to the side, two central heating radiators, wooden wall and base units with surface over, splashback tiling to walls, one and a half bowl sink with mixer tap and drainer, space for washing machine and half height fridge, integrated oven, hob, extractor, central heating boiler, door into the under stairs pantry.

First floor landing
Loft access, double glazed window to side, doors into three bedrooms, shower room and bifold doors into the airing cupboard housing the immersion heater.













Shower room
Double glazed obscured window to rear, vertical central heating radiator, low level flush w.c., vanity style wash hand basin and mixer tap, corner electric shower with panelling to the walls.

Bedroom one 14'9" max 12'9" min x 9'2" (4.5 max 3.9 min x 2.8)
Double glazed window to front, central heating radiator, coving to ceiling.

Bedroom two 11'1" x 9'2" (3.4 x 2.8)
Double glazed window to rear, central heating radiator, coving to ceiling.

Bedroom three 9'10" x 6'6" (3.0 x 2.0)
Double glazed window to front, central heating radiator, dado rail, coving to ceiling.
AGENTS NOTE: The stair bulk head is in this room.

Garage
Up and over garage door, housing gas meter, fuse box and power.

Rear garden
Side access to the front, slabbed patio area, raised lawn being bordered by a variety of shrubs and plants.

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.

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