

# Grove.

FIND YOUR HOME



32 Stennels Avenue  
Halesowen,  
West Midlands  
B62 8QJ

Offers In The Region Of £500,000



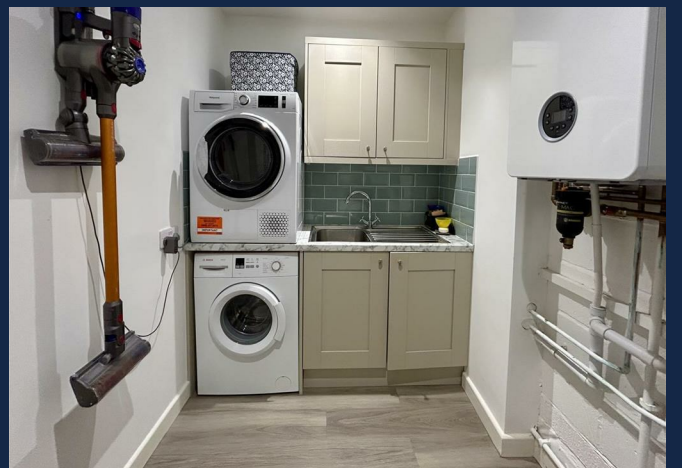
In the quiet cul de sac of Stennels Avenue, Halesowen, this modernised semi-detached property presents an excellent opportunity for families and individuals alike. With four spacious bedrooms and a box room/study, this property offers potential for comfortable living and personalisation. The surrounding area is known for its friendly community and accessibility to local amenities, including shops, schools, and parks, making it an ideal location for families. With its generous open plan living space and convenient location, it is a wonderful opportunity for those looking to settle in Halesowen.

Outside, the property boasts block paved parking for multiple vehicles. Through the porch is an entrance hall with featured stained-glass windows and access to two reception rooms and an open-plan modernised kitchen with bi-fold style doors into the rear garden. The store can be accessed via the utility room for convenient storage. The first floor has four bedrooms, a study and a well appointed bathroom. The property has a newly installed Worcester boiler (18 months old). The layout is designed to maximise space and functionality, catering to the needs of modern living. JH 22/1/26 V1











#### Approach

Via block paved driveway with electrical vehicle charger leading to double glazed front door with side panels.

#### Porch

Single glazed door to entrance porch with further stained glass panels.

#### Entrance hall

Central heating radiator, doors leading to two reception rooms, kitchen and downstairs w.c.

#### Downstairs w.c.

Two steps down, wash hand basin, central heating radiator, low level flush w.c. and alarm system.

Front reception room 15'5" x 11'5" min 12'5" max (4.7 x 3.5 min 3.8 max)

Double glazed bay window to front, central heating radiator, t.v. point.

Second reception room 11'9" max 10'5" min x 13'1" (3.6 max 3.2 min x 4.0)

Double glazed patio door to rear, four double glazed windows, central heating radiator, t.v. point, picture rail.

Kitchen and family area 21'3" max 18'8" min x 19'0" (6.5 max 5.7 min x 5.8)

Double glazed bifold doors to rear, double glazed window to side, vertical central heating radiator, further central heating radiator, matching wall and base units with square top surface over, double bowl sink with mixer tap and integrated drainer, integrated fridge, integrated oven, combination oven microwave, integrated dishwasher, splashback tiling to walls, gas hob with extractor over.





















Utility 5'10" x 8'10" (1.8 x 2.7)

Matching wall and base units, square top surface over, sink with mixer tap and drainer, space for washing machine, central heating boiler, door to store, splashback tiling.

Garage/store 8'10" x 9'2" (2.7 x 2.8)

Double opening garage doors and electrics.

AGENTS NOTE: Clients must ensure that the garage/store is fit for their own purpose and size.

First floor landing

Doors radiating to five bedrooms and family bathroom.

Family bathroom

Double glazed obscured window to rear, low level flush w.c., wash hand basin, built in shower with monsoon head over, tiling to walls, vertical central heating towel rail.

Bedroom one 16'8" x 9'2" min 11'9" max (5.1m x 2.8m min 3.6m max)

Double glazed bay window to front, central heating radiator, built in wardrobes.

Bedroom two 12'5" x 10'5" (3.8 x 3.2)

Double glazed window to rear, central heating radiator, built in cupboard and loft access.

Bedroom three 12'5" 6'6" in x 10'2" min 11'5" max (3.8m 2.0m in x 3.1m min 3.5m max)

Double glazed window to rear, central heating radiator.

Bedroom four 12'5" x 8'10" (3.8 x 2.7)

Double glazed window to front, central heating radiator.

Bedroom five 8'2" x 7'6" (2.5 x 2.3)

Double glazed window to front, central heating radiator.

Rear garden

Slabbed patio area with beds to the sides, steps down to lawn, stone chipping and sleeper raised bed borders, further raised beds to the rear with slabbed patio area currently housing summer house and shed, fence panels and hedge boundaries.



### 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 E

### 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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