

# Grove.

FIND YOUR HOME



35 Stennels Avenue  
Halesowen,  
West Midlands  
B62 8QJ

Offers In The Region Of £400,000



Nestled in the desired cul-de-sac of Stennels Avenue, Halesowen, this semi detached house presents an excellent opportunity for families and individuals alike. The location in Halesowen is known for its friendly community atmosphere and access to local amenities, including shops, schools, and parks, making it an ideal setting for family life. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

To comprise, the house features a tarmacadam drive to the front, providing generous parking capacity, accommodating up to six vehicles, which is a rare find in the area. Inside is an entrance hall giving access to the lounge, kitchen and stairs to the first floor. The dual aspect lounge-diner has access to the rear garden as well as a bay window to the front. The kitchen provides access to the garage and pantry. Upstairs are three bedrooms and a well-appointed wet room, ensuring convenience for all residents. To the rear is a garden with feature ponds, patios and lawn.

This detached house on Stennels Avenue is a wonderful opportunity for those seeking a spacious and comfortable home in a desirable location. With its ample parking and inviting living spaces, it is sure to attract interest from a variety of potential buyers or renters. Do not miss the chance to make this lovely property your own. JH 06/02/2025 EPC=D







#### Approach

Via tarmacadam driveway with side lawn to front, garage, stained glass window and door to entrance hall.

#### Entrance hall

Coving to ceiling, central heating radiator, stairs to first floor accommodation, doors leading to lounge and kitchen.

Lounge 11'5" max 10'5" min x 25'3" (3.5 max 3.2 min x 7.7)

Double glazed bay window to front, four central heating radiators, coving to ceiling, double glazed windows and door to rear, feature fireplace.

Kitchen 9'6" x 8'10" (2.9 x 2.7)

Double glazed window to rear, matching wall and base units, roll top surface over, oven, sink with mixer tap and drainer, splashback tiling to walls, extractor fan, central heating boiler, door to pantry, door to garage.

Garage 26'2" x 8'2" (8.0 x 2.5)

Double opening garage doors, full power, door to rear, door to downstairs w.c.

Downstairs w.c.

Wash hand basin, w.c., ceiling light point.

First floor landing

Three stained glass windows, doors leading to bedrooms and wet room, coving to ceiling, access to loft.







#### Wet room

Double glazed obscured window to side, low level flush w.c., electric shower, wash hand basin.

#### Bedroom one 10'5" x 11'9" (3.2 x 3.6)

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

#### Bedroom two 9'10" x 13'1" (3.0 x 4.0)

Double glazed window to rear, central heating radiator, fitted wardrobes.

#### Bedroom three 9'6" x 9'2" (2.9 x 2.8)

Double glazed window to rear, central heating radiator, fitted wardrobes/storage.

#### Rear garden

Slabbed patio area with pathway leading to lawn area at the rear, stone circular patio, shrubbery borders.

#### 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 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.

#### 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, equipment, fixtures or fittings and so cannot verify they are in working order for fit for their purpose. The buyers are advised to obtain verification from their own solicitor or surveyor.