

# Grove.

FIND YOUR HOME



44a Lutley Avenue  
Halesowen,  
West Midlands  
B63 4HU

Offers In The Region Of £380,000





On Lutley Avenue in Halesowen, this detached house presents an excellent opportunity for families and individuals alike. Situated in a desirable area, this home benefits from a peaceful neighbourhood while still being close to local amenities, schools, and parks. Halesowen is known for its community and offers a range of shops, restaurants, and recreational facilities, making it a wonderful place to live.

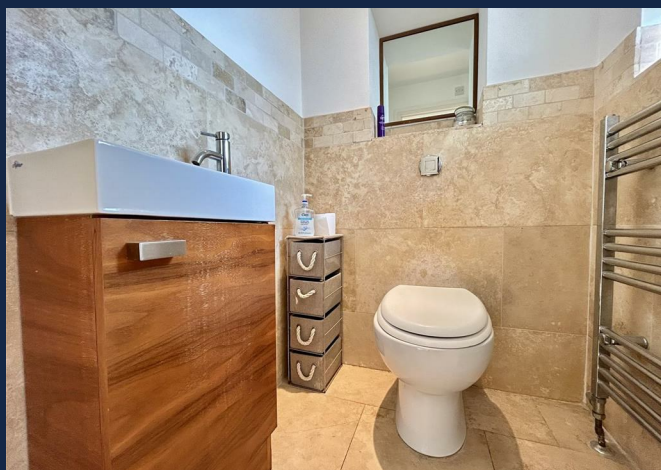
The property comprises of a block paved driveway for multiple vehicles, a front door into the entrance hall. The hall offers access into the downstairs w.c. and open plan living area consisting of a modern kitchen, lounge with Juliet balcony and diner. From the kitchen you can reach the utility room with space for necessary appliances. Upstairs is a family bathroom and three bedrooms, one of which offers an En Suite shower room. The garden is decked and offers woodland views.

This property is a blank canvas, ready for you to add your personal touch. Whether you are a first-time buyer or looking to relocate, this detached house on Lutley Avenue is a fantastic choice that combines comfort, convenience, and potential. Don't miss the chance to make this lovely house your new home. JH  
7/08/2025 V3 EPC=C













#### Approach

Via block paved driveway leading to steps to front door. Double glazed front door with double glazed side panels leading to entrance hall.

#### Entrance hall

Door to downstairs w.c., stairs to first floor accommodation and leads to open plan living area which is a lounge, diner and kitchen.

#### Downstairs w.c.

Double glazed obscured window to front, vertical central heating towel rail, vanity wash hand basin with mixer tap and low level flush w.c.

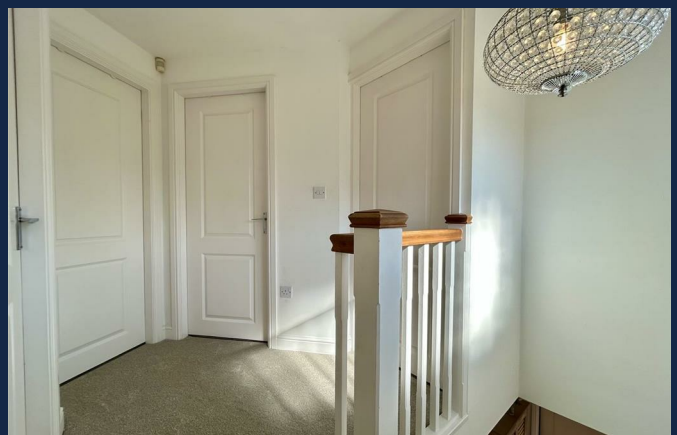
#### Kitchen 9'10" max 7'2" min x 14'1" (3.0 max 2.2 min x 4.3)

Two double glazed windows to rear, base units with display wall units with work surface over, one and a half bowl sink, drainer and mixer tap, integrated oven, gas hob over, extractor fan, space for American style fridge freezer, breakfast bar area, central heating radiator, integrated dishwasher, door to utility.

#### Utility 4'11" max x 11'1" max (1.5 max x 3.4 max)

Double glazed obscured door to rear, base units with work surface over, space for washing machine and tumble dryer, central heating boiler, fuse box.





















Lounge area 18'8" x 12'9" min 15'5" max (5.7 x 3.9 min 4.7 max)

Double glazed double opening doors to Juliet balcony with double glazed windows to either side, double glazed bow window to front, two central heating radiators, double glazed window to rear, access to under stairs storage.

Dining area 10'5" x 8'6" (3.2 x 2.6)

Double glazed window to front, double glazed window to rear, double glazed double opening French doors to garden to side of property.

First floor landing

Double glazed obscured window to front, loft access and doors to bedrooms and bathroom.

Bathroom

Double glazed obscured window to front, vertical central heating towel rail, low level flush w.c., built in bath with shower over, wash hand basin with mixer tap.

Bedroom one 9'6" x 18'8" (2.9 x 5.7)

Double glazed double opening doors to Juliet balcony, central heating radiator, door to en-suite shower room.

En-suite shower room

Velux window, low level w.c., vanity wash hand basin, built in shower cubicle.

Bedroom two 11'1" x 7'2" (3.4 x 2.2)

Double glazed window to rear, central heating radiator.

Bedroom three 9'6" x 8'2" (2.9 x 2.5)

Double glazed window to front, central heating radiator.

Rear garden

Decked rear garden with fence surround, side access to rear of property with decking wrapping around.

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.

#### 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.

#### Council Tax Banding

Tax Band is

#### 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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