



12 Lutley Avenue  
Halesowen,  
West Midlands B63 4HU  
Guide Price £350,000

*...doing things differently*



A fantastic opportunity to view a spacious five bedroom semi detached family home, located in the very popular road of Lutley Avenue. This generously proportioned family home is located on a quiet cul-de-sac and benefits from being close to good local schools, transport links, and local amenities.

The property is approached by a block paved driveway which could accommodate parking for multiple vehicles, entrance porch, hallway with storage under stairs, a large lounge and dining area, and extended kitchen with dining area sliding patio doors leading out to rear, and a ground floor shower room/w.c. Heading upstairs is a landing, four good sized double bedrooms, a fifth bedroom, and the house bathroom.

Externally the property offers off road parking for multiple vehicles, a garage with electric up and over door. At the rear of the property is a low maintenance garden. AF 25/1/24 V1  
EPC=D



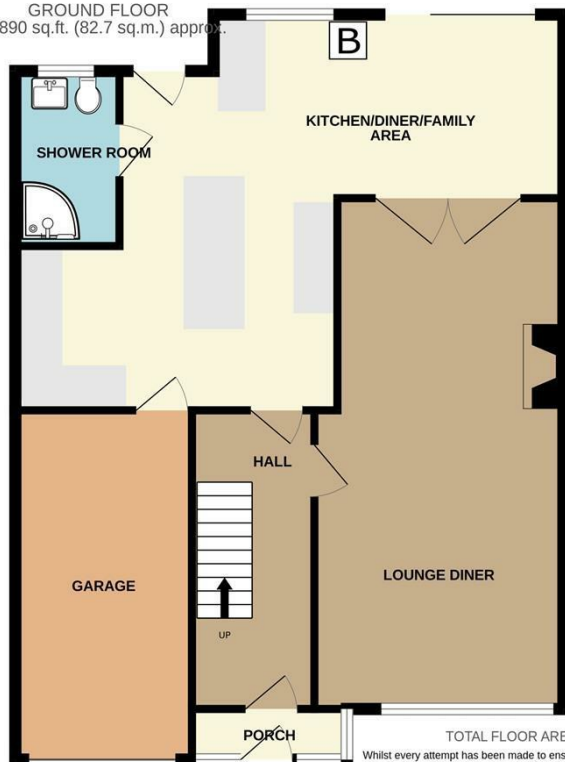




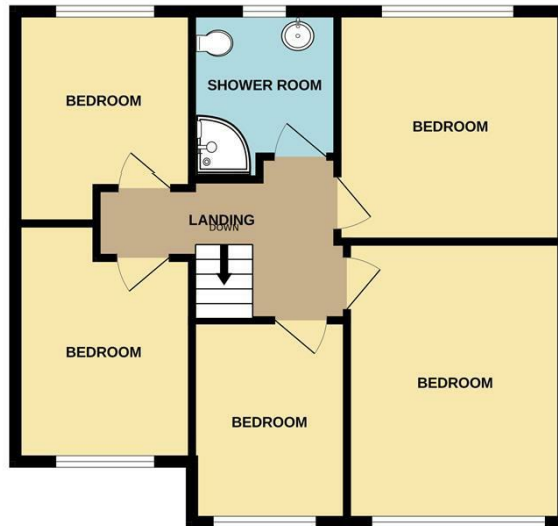




GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft. (140.7 sq.m.) approx.

Whilst 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.  
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## Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway, giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty. Leasowes Park is thought to be one of the first natural landscaped gardens in England. Certain areas of the town have retained a certain number of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after primary and secondary schools. Whilst Halesowen no longer has a train station of its own, the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen's bus station is a busy interchange and a regular service runs to Birmingham City Centre.

## Approach

Via block paved driveway, leading to entrance porch.

## Porch

Double glazed front door, double glazed window, ceiling light point and tiled floor.

## Entrance hallway

Double glazed front door, ceiling light point, central heating radiator, stairs to first floor accommodation and wood flooring.

## Lounge 12'1" x 24'7" (3.7 x 7.5)

Dual aspect double glazed bay window to front and wooden French doors to kitchen, two ceiling light points with fan, wall lights, two central heating radiators, feature fireplace.

### **Kitchen area 16'0" max x 9'10" max (4.9 max x 3.0 max)**

Ceiling spot lights, part tiled walls, range of wall and base units, marble effect work top, gas hob, extractor, double oven, centre island with sink and drainer, built in dishwasher and tiled floor.

### **Dining area 17'0" x 8'10" (5.2 x 2.7)**

Open plan off the kitchen with base unit, space for washer dryer, double glazed window, sliding patio door, ceiling spotlights and fan, central heating radiator, tiled floor.

### **Shower room/w.c.**

Double glazed window to rear, ceiling light point, shower cubical, wash hand basin, low level flush w.c., tiled walls and floor, central heating radiator.

### **First floor landing**

Ceiling light point, loft access.

### **Bedroom one 10'9" x 13'1" (3.3 x 4.0)**

Double glazed window to front, central heating radiator, ceiling light point.

### **Bedroom two 11'1" max x 10'9" (3.4 max x 3.3)**

Double glazed window to rear, central heating radiator, ceiling light point.

### **Bedroom three 8'2" x 11'9" max (2.5 x 3.6 max)**

Double glazed window to front, ceiling light point, central heating radiator.

### **Bedroom four 8'2" x 9'10" max (2.5 x 3.0 max)**

Double glazed window to rear, ceiling light point, central heating radiator.

### **Bedroom five 7'2" max x 9'6" max (2.2 max x 2.9 max)**

Double glazed window to front, ceiling light point, central heating radiator.

### **Bathroom**

Double glazed window to rear, ceiling spotlights, tiled walls and flooring, shower cubical, low level flush w.c., wash hand basin, heated towel rail.

### **Garage 8'6" x 17'4" (2.6 x 5.3)**

Electric up and over door with light.

### **Rear garden**

Slabbed area with pathway leading to lawned garden.

### **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 C

### **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. In the absence of being able to provide appropriate physical copies of the above, Lex Allan Grove reserves the right to obtain electronic verification.

### **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 Mr Tony Lowe of Green Street Surveys 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 20% of the fee that you pay to Green Street Surveys. This referral fee does not impact the actual fee that you would pay Green Street Surveys had you approached them direct 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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VIEWING View by appointment only with Lex Allan. Opening times: Monday - Friday 9.00am to 5.30pm, Saturday 9.00am to 4.00pm.

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