



56 Witley Avenue  
Halesowen,  
West Midlands B63 4DW  
Guide Price £325,000

*...doing things differently*



A truly well presented and extended 3 bed semi detached property, located in a highly sought after area of Halesowen. Witley Avenue is well placed for good local schools, near to an abundance of local shops and amenities, and great transport links. This ideal family home further benefits from being thoughtfully refurbished and extended by the current owners.

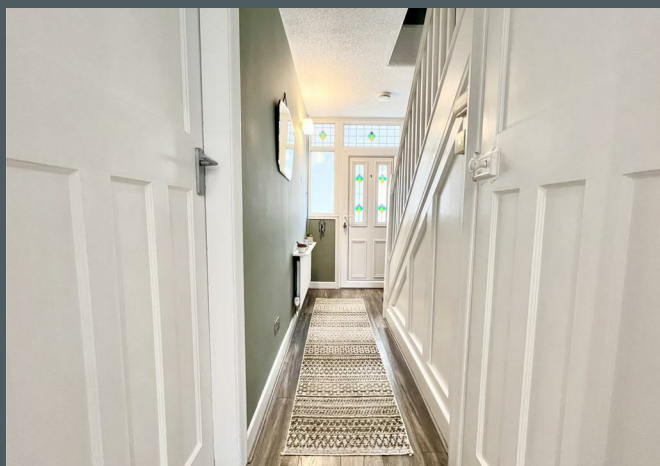
The layout in brief comprises entrance porch, hallway, a dual aspect lounge and diner with feature gas fireplace, an extended and modern shaker style kitchen with Velux windows, a garage/ store with access to the ground floor WC. Heading upstairs is a pleasant landing, two good sized double bedrooms, a truly spacious third bedroom, and the house bathroom.

Externally the property offers ample off road parking. At the rear is a decked seating area near to property with steps leading down to the large lawned area with paved area offering space for a shed. AF 9/9/24 V1 EPC=D











**Approach**

Via gravelled driveway providing parking for two vehicles, paved footpath to front door, garage/store with electric roller door, small lawn area with hedge border.

**Entrance porch**

Double glazed doors to porch, ceiling spotlights, vinyl tiled flooring.

**Entrance hall**

Double glazed door with stained glass inserts, double glazed windows to side, ceiling light point, wall mounted light, stairs to first floor accommodation, under stairs storage cupboard, wood panelling to stairs, central heating radiator, wood effect laminate flooring, access to garage/store.

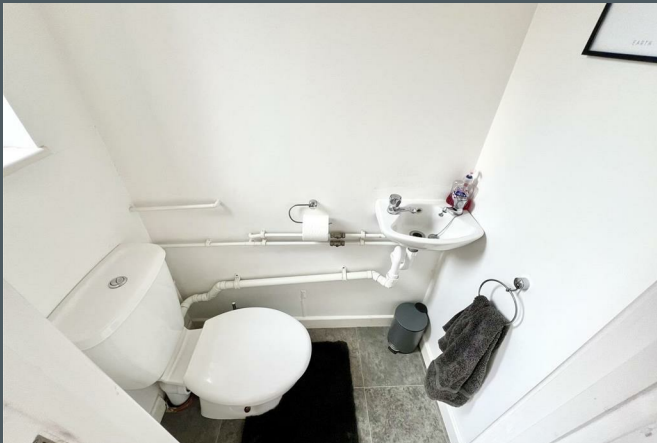
**Ground floor w.c.**

Located at the rear of the garage, double glazed window to rear, wash hand basin, low level w.c., ceiling light point, vinyl flooring.

**Lounge diner 10'9" x 13'5" into bay (3.3 x 4.1 into bay)**

Lounge area having double glazed bay window to front, central heating radiator, ceiling light point, feature hole in the wall gas fire, wood effect laminate flooring.





















**Dining area 10'9" x 10'9" (3.3 x 3.3)**

The dining area has double glazed French doors to rear garden, ceiling light point, central heating radiator, wood effect laminate flooring.

**Extended kitchen 5'10" x 19'0" (1.8 x 5.8)**

Double glazed window to rear, double glazed patio door, two velux double glazed windows above, ceiling spotlights, range of wall and base units, marble effect work top, induction hob, extractor, electric oven, built in fridge, freezer, washer dryer and dishwasher. There is ample storage space, central heating radiator and vinyl tiled flooring.

**First floor landing**

Ceiling light point, loft hatch access, storage cupboard above stairs.

**Bedroom one 10'9" into wardrobe x 13'9" into bay (3.3 into wardrobe x 4.2 into bay)**

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

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

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

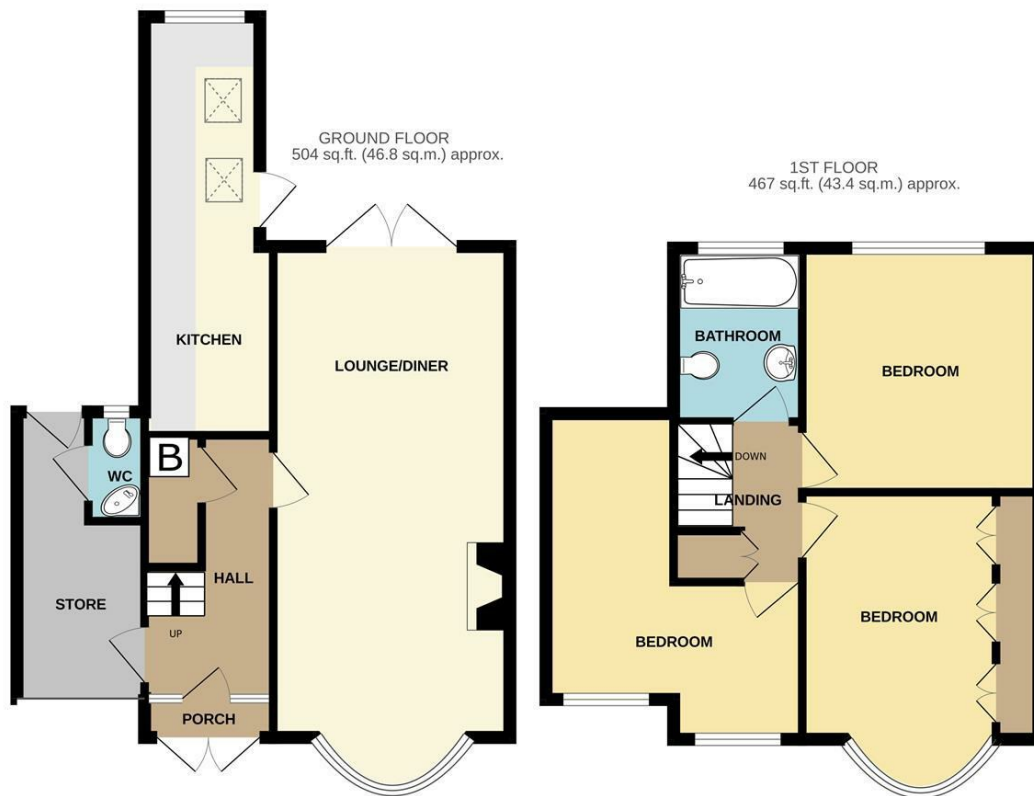
**Bedroom three 6'2" min x 12'9" max 6'6" min (1.9 min x 3.9 max 2.0 min)**

Two double glazed windows to front, L shaped room, two ceiling light points, decorative picture rail, central heating radiator.

**Bathroom**

Double glazed obscured window to rear, shower over bath, tiled surround, half tiled wall. w.c., central heating towel radiator, wood effect laminate flooring.





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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### **Rear garden**

Good sized decked seating area, access to rear garage/store, decked steps leading to lawn with mature hedges, paved base for shed.

### **Garage/store room 5'10" max 2'11" min x 13'1" (1.8 max 0.9 min x 4.0)**

Ceiling light point, roller shutter door, double glazed door to rear, built in ground floor w.c.

### **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 B

### **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 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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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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