

# Grove.

FIND YOUR HOME



73 Frankley Avenue  
Halesowen,  
B62 0DU

Offers In The Region Of £370,000



This semi-detached house in Frankley Avenue presents an excellent opportunity for families looking to move into a more spacious property. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception rooms serve as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The property comprises of a generous parking space, accommodating multiple vehicles and a garage. On the ground floor is an entrance porch and an entrance hall at the heart of the property with doors leading to the kitchen, two reception rooms and an under stairs storage cupboard. The modernised kitchen gives access to the store and an additional room, which is perfect for a study area. In the store is a downstairs w.c. and door which leads into the garage. Upstairs are three well-proportioned bedrooms and a family bathroom.

In summary, this semi-detached house on Frankley Avenue is a wonderful opportunity. With its spacious bedrooms, welcoming reception rooms and ample parking, it is a property that truly deserves your attention. Don't miss the chance to make this house your home. JH  
16/12/24 V1 EPC=D













#### Porch

Double glazed front door with side panels. Front door leading to entrance hall.

#### Entrance Hall

Central heating radiator, stairs leading to first floor and doors leading to two reception rooms, a kitchen and under stairs storage.

Reception room 11'2"min 14'2"max x 13'0" (3.40min 4.32max x 3.95)

Double glazed bay window to the front, central heating radiator, feature fireplace and t.v. point

#### Reception room

Double glazed patio doors to rear, central heating radiator, decorative ceiling coving, feature fireplace and t.v. point

Kitchen 16'0" x 7'8" (4.87 x 2.33)

Double glazed window to rear, matching white high gloss wall and base units, oven, one and a half bowl basin sink with mixer tap and drainer. space for a fridge, doors leading to a store and rear porch.

Store 10'8"max 3'11"min x 8'10"max 5'7"min (3.25max 1.19min x 2.7max 1.70min)

Ceiling light point, door leading to downstairs w.c. and garage.

#### W.C.

A two-in-one wash basin and w.c.





#### Rear porch

Double glazed back door, doors leading to kitchen and study.

#### Study 6'9" x 11'3" (2.07 x 3.42)

Two double glazed windows to the rear.

#### Landing

Double glazed window to side, access to loft and doors radiating to three bedrooms and a bathroom.

#### Bedroom 1 14'7" max 11'1" min (4.44 max 3.37 min)

Double glazed bay window to the front and central heating radiator

#### Bedroom 2 13'0" x 11'1" max 9'9" min (3.95 x 3.38 max 2.97 min)

Double glazed window to rear and central heating radiator

#### Bedroom 3 8'2" x 8'4" (2.48 x 2.54)

Double glazed window to front and central heating radiator

#### Bathroom

Double glazed obscure window, vertical central heating radiator, bath with mixer tap, w.c., pedestal wash hand basin and shower with monsoon head over.

#### Garage 8'10" x 16'0" (2.70 x 4.87)

Double opening garage doors and full power.

#### 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

#### 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, Grove Properties Group 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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