

# Grove.

FIND YOUR HOME



22 Western Avenue  
Halesowen,  
West Midlands  
B62 8QH

Offers In Excess Of £600,000





Nestled on quiet road of Western Avenue in Halesowen, this tucked away detached house with a view presents an excellent opportunity for families seeking a comfortable and spacious home. With three reception rooms and a conservatory, this property offers ample space for both relaxation and entertaining. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere. One of the standout features of this property is the extensive parking available for multiple vehicles, a rare find that adds significant value and convenience. Whether you have multiple cars or enjoy hosting visitors, this feature ensures that parking will never be a concern.

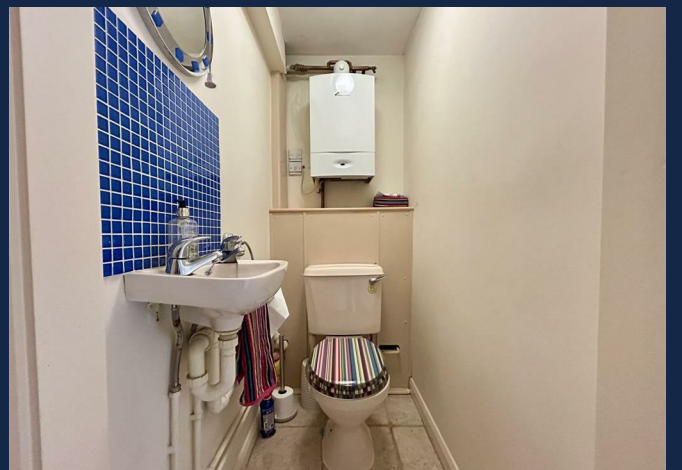
The property comprises of a block paved driveway to the front with side access to the garden either side. The house can be entered via the garage or sliding door into the porch. The entrance hall provides access to three reception rooms, under stairs storage and stairs to the first floor. Two of the reception rooms are divided by sliding doors and create an dual aspect lounge-diner effect. This room backs onto the conservatory that overlooks the well kept garden. The third reception room provides access to the utility, downstairs w.c. and kitchen. Upstairs are three bedrooms and a family bathroom.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an ideal choice for families. The combination of space, comfort, and practicality makes this detached house on Western Avenue a must-see for anyone looking to settle in Halesowen. Don't miss the chance to make this delightful property your new home. JH 19/02/25 V1 epc=d













#### Approach

Via gated entrance to block paved driveway, brick raised beds, side access to rear from either side of property, sliding double glazed door to porch.

#### Porch

Glazed obscured front door to entrance hall, double glazed obscured window to hall.

#### Entrance hall

Central heating radiator, doors leading to three reception rooms, under stairs store, coving to ceiling, stairs to first floor accommodation.

#### Front reception room

Double glazed bow window to front, central heating radiator, dado rail, decorative coving to ceiling, double opening sliding doors to second reception room.

#### Second reception room

Double glazed obscured window to side, double glazed bow window with double glazed door to reception room, dado rail, coving to ceiling, central heating radiator, fireplace.

#### Conservatory

Double glazed windows to surround, double glazed double opening patio doors to rear, two central heating radiators.

#### Dining area

Double glazed window to rear, central heating radiator, decorative coving, arch to kitchen, door to utility room.





















#### Utility room

Matching wood effect wall and base units, roll top surfaces over, splashback tiling to walls, sink with mixer tap and drainer, space for washing machine, central heating radiator, door to garage and downstairs w.c., two double glazed obscured windows to side.

#### Downstairs w.c.

Wash hand basin with splashback tiling, w.c., central heating boiler.

#### Garage

Up and over door and power, fuse box.

#### Kitchen

Two double glazed windows to rear, single glazed obscured doors to rear, matching wooden wall and base units with work surface over, one and a half bowl sink with mixer tap and drainer, island, integrated dishwasher, integrated double fridge freezer, loft access, splashback tiling to walls, coving to ceiling, central heating radiator, integrated oven, induction hob, under cab heater.

#### First floor landing

Double glazed obscured window to side, decorative coving to ceiling, doors radiating to three bedrooms, family bathroom and airing cupboard housing water tank.

#### Bathroom

Double glazed obscured window to front, corner bath, vertical central heating radiator, w.c., pedestal wash hand basin, half height tiling to walls.  
AGENTS NOTE: There is restricted head height in this room due to the stair bulk head.

#### Bedroom two

Double glazed window to front, double glazed window to side, central heating radiator.

#### Bedroom one

Double glazed window to rear, double glazed window to side, central heating radiator, coving to ceiling, access to walk in wardrobe.

#### Bedroom three

Double glazed window to rear, central heating radiator, coving to ceiling, two doors leading to storage cupboard, loft access.

#### Rear garden

Slabbed patio area with steps and hand rails to lawn area, further slabbed steps to lawn area with shrubs, hedge and fencing, summer house and shed. The garden is surrounded with a variety of mature shrubs and trees, side access to front from both sides of the property.



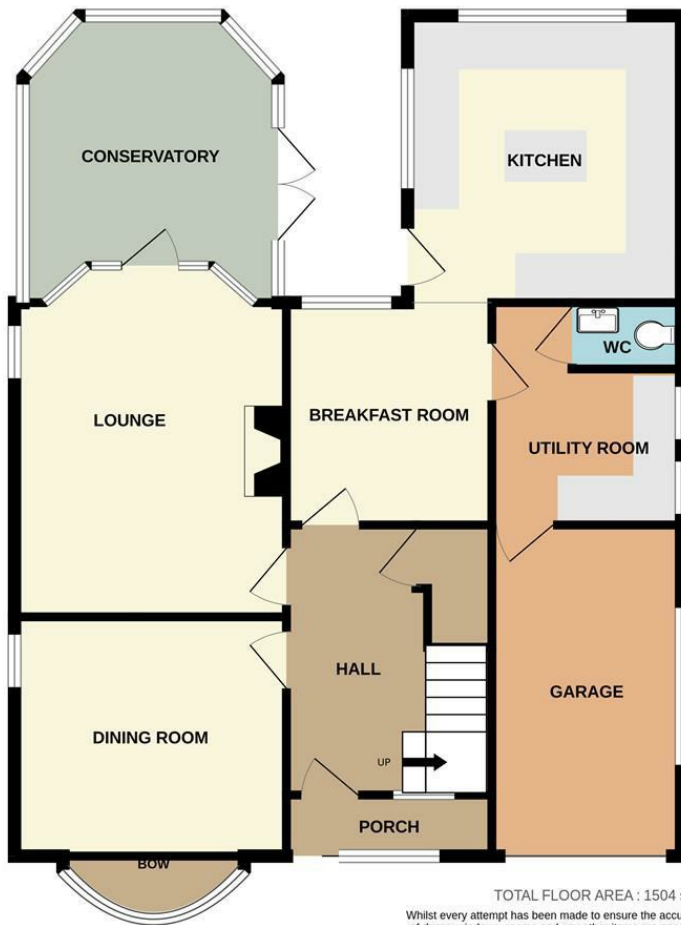




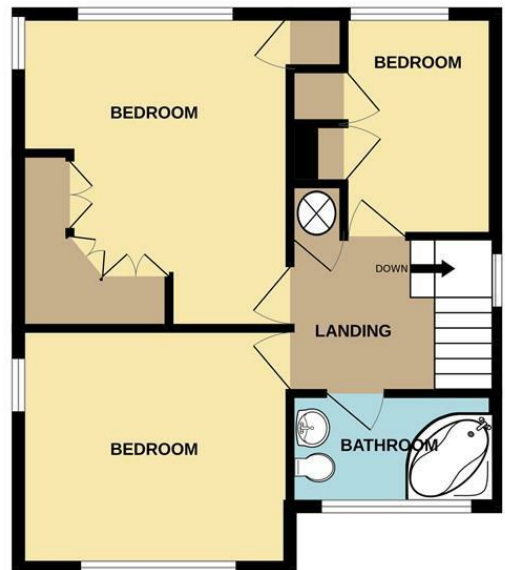




GROUND FLOOR  
1021 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1504 sq.ft. (139.7 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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## 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. 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.



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