

Grove.

FIND YOUR HOME



12 Western Avenue
Halesowen,
West Midlands
B62 8QH

Offers In The Region Of £550,000



Nestled on the desirable Western Avenue in Halesowen, this charming detached bungalow offers a sleek marble effect finish, move in ready accommodation and close proximity to Leasowes Park and golf course. One of the standout features of this home is the extensive parking available. The outdoor space surrounding the bungalow offers potential for gardening or simply enjoying the fresh air.

The property briefly comprises of a tarmac driveway to the front, with raised lawn and hedges. Inside is a entrance porch, grand entrance hall, lounge, diner, kitchen, utility, two bedrooms, one of which with an En suite shower room, and family bathroom. The rear garden offers patio, lawn and feature pond.

Located in a friendly neighbourhood, this property is close to local amenities, schools, and parks, making it an ideal choice for families or those looking to downsize without compromising on space. This bungalow is a rare find in Halesowen, combining practicality with a warm and welcoming atmosphere. JH 20/05/2025 EPC-D









Approach

Shared tarmac driveway with raised lawned beds, trees, hedges and a block paved, driveway leading up to property.

Porch

Double Glazed front door, double glazed windows around, single glazed obscured window and door into hallway.

Entrance Hallway

Two central heating radiators, decorative ceiling coving, marble effect ceramic flooring and inset feature shelf and double opening doors leading to reception room/living area, bathroom and doors into both bedrooms.

Reception room 20'11" x 12'4" (6.40 x 3.78)

Double glazed sliding patio door to rear, decorative ceiling coving, central heating radiator, two obscured windows to the side and built in storage.

Dining Room 13'5" x 11'5" (4.11 x 3.48)

Two central heating radiator, marble effect ceramic flooring, decorative ceiling coving, entrance leading into;

Kitchen 19'1" x 9'8" (5.83 x 2.97)

Two double glazed windows to the rear, double glazed sliding patio door to the rear, marble effect ceramic flooring loft access, central heating radiator, matching wall and base units with square top surfaces over, integrated 1.5 bowl basin sink and drainer with mixer tap, matching splashbacks to the surface, integrated hob, integrated wine cooler, integrated Neff oven and grill, door leading to;

Utility 8'1" x 6'9" (2.48 x 2.08)

Window to side, marble effect ceramic flooring base units with roll top surface over, integrated one bowl basin sink with drainer, space for washing machine and space for dishwasher, boiler, space for American style fridge freezer.











Bedroom One 12'5" x 15'8" (3.81 x 4.78)

Double glazed bay window to front, central heating radiator and decorative ceiling coving.

En-Suite

Complimentary marble effect ceramic tiles to floor and walls, window to side, vertical central heated towel rail, low level flush w.c. pedestal wash hand basin with mixer tap and shower with monsoon head over.

Family bathroom

Complimentary marble effect ceramic tiles to floor and walls, double glazed obscured window to side, vertical central heating radiator, loft access, shower, low level flush w.c. bath with mixer tap, vertical central heated towel rail, vanity style wash hand basin and cupboards with double opening doors into storage cupboard.

Bedroom Two 13'9" x 12'5" (4.20 x 3.80)

Double glazed bay window to front, decorative ceiling coving and central radiator.

Garage 16'1" x 8'5" (4.91 x 2.58)

Houses fuse box, two up and over doors and power.

Garden

Slabbed patio area with raised lawn, feature pond, space for shed and side access via gate.

Council Tax Banding

Tax Band is F.

Freehold 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.

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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

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