

Grove.

FIND YOUR HOME



129 Hamilton Avenue
Halesowen,
West Midlands
B62 8UB

Offers In The Region Of £279,950



On Hamilton Avenue in Halesowen, this semi-detached house presents move in ready accommodation to a high spec. The surrounding area of Halesowen is known for its community spirit and accessibility to local amenities, including shops, schools, and parks, making it a desirable location for families. This includes a path leading directly to Manor Way school and Leasowes Park.

The ground floor briefly comprises of a entrance hall, modern kitchen, utility, downstairs w.c., reception room and conservatory. Upstairs are three bedrooms and a family bathroom. To the rear is a mature garden with rear access. Outside, the property benefits from parking for one vehicle, adding to the convenience of daily life.

In summary, this semi-detached house on Hamilton Avenue offers spacious bedrooms, inviting reception room, and convenient parking. The property has had a newly installed central heating boiler (January 2025) and newly installed windows and back door to the house which are under 12 months old. It is sure to appeal to a variety of buyers. Do not miss the chance to view this charming property and envision your future in Halesowen. JH
5/06/2025 V3







Approach

Via a shared tarmacadam pathway with wood chipping border and lawn to front, allocated parking space and visitors parking space, double glazed frosted front door leading into entrance hall.

Entrance hall

Central heating radiator, stairs to first floor, doors to kitchen and reception room, karndean flooring.

Kitchen 8'10" x 17'8" (2.7 x 5.4)

Double glazed window to front, double glazed window to rear, matching high gloss wall and base units with work surface over, splashbacks, integrated washer dryer, one and a half bowl sink with mixer tap and drainer, space for Range oven and American style fridge freezer, vertical central heating radiator, door to rear porch.

Rear porch

Double glazed window to rear, door to rear and entrance into utility/store.

Utility/store 2'11" x 5'10" (0.9 x 1.8)

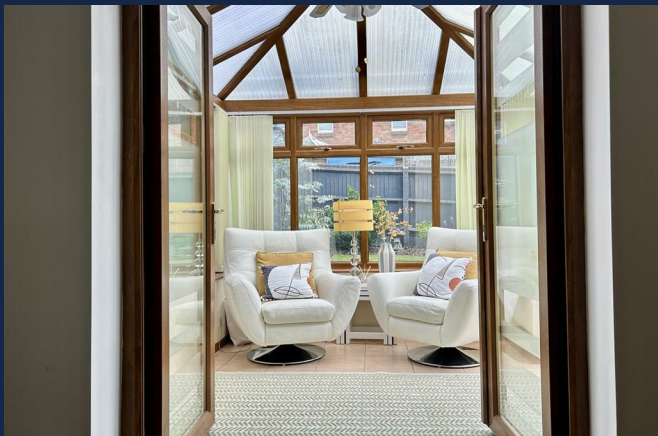
Work surface, splashback tiling and space for dishwasher and filter system for an American style fridge freezer.

Downstairs w.c.

Double glazed obscured window to rear, low level flush w.c., wash hand basin with splashbacks.

Reception room 17'4" x 10'5" (5.3 x 3.2)

Double glazed window to front, karndean flooring, double opening doors to conservatory, central heating radiator.











Conservatory 8'10" x 7'10" (2.7 x 2.4)

Double glazed window to side to rear garden, double glazed windows to surround.

First floor landing

Double glazed window to rear, loft access, doors to storage cupboards with one housing central heating boiler, three bedrooms and bathroom.

Airing cupboard measuring 0.8m x 1.6m

Bedroom one 17'8" x 8'6" (5.4 x 2.6)

Double glazed window to front, central heating radiator, fitted wardrobes and cupboards.

Bedroom two 9'2" x 11'9" (2.8 x 3.6)

Double glazed window to front, central heating radiator.

Bedroom three 11'9" x 6'10" max 5'2" min (3.6 x 2.1 max 1.6 min)

Double glazed window to rear.

AGENTS NOTE: There is a stair bulk head in this room.

Bathroom

Double glazed obscured window to rear, bath with monsoon shower head over, low level flush w.c., vanity style wash hand basin with mixer tap, vertical central heating towel rail, complementary tiling to walls.

Garden

Slabbed patio, stone chipping borders, pathway to rear gate, raised borders, stone chipping borders, outside tap and fencing to surround.

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. We are advised that there is a service charge of £400.00 per annum.

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. 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 you 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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