

# Grove.

FIND YOUR HOME



58 Witley Avenue  
Halesowen,  
West Midlands  
B63 4DW

Offers In The Region Of £290,000





Nestled on the desirable Witley Avenue in Halesowen, this charming semi-detached home presents a fantastic opportunity for first-time buyers or growing families. Located just off Stourbridge Road, the home is a short walk from everyday essentials including a Tesco Express, popular cafés, takeaways, and local pubs. Larger supermarkets such as Asda and Aldi are just a few minutes' drive away. Both Haden Hill Park and The Leasowes offer scenic green spaces perfect for walking, relaxing, or spending time with family. The area is also well-served by respected local schools, including Leasowes High School, The Earls High School, and Windsor High School with Sixth Form—making this a smart choice for families with children of all ages.

The property welcomes you with a neatly presented frontage, featuring a tarmacadam and stone chipping driveway bordered by mature hedges, offering both kerb appeal and privacy. Double opening doors lead into a practical entrance porch, which flows into a spacious hallway complete with a feature stained glass window. From here, you'll find access to a convenient downstairs W.C., the front reception room, and a well-fitted kitchen. The kitchen leads seamlessly into a generous rear reception room, ideal for family gatherings or entertaining, while also providing access to a utility area with an internal door to the garage and an external door to the rear garden. Upstairs, the home offers three bedrooms and a family bathroom, making it a versatile space for families of all sizes. The rear garden is a real highlight, offering a blend of decking, lawn, and a rear patio area, perfect for outdoor relaxation or summer barbecues. A handy shed provides additional storage, completing this well-rounded outdoor

Whether you're looking to settle into your first family home or seeking a solid investment in a popular residential area, this delightful property on Witley Avenue combines space, comfort, and practicality in equal measure. JH 09/09/2025 V1 EPC=D

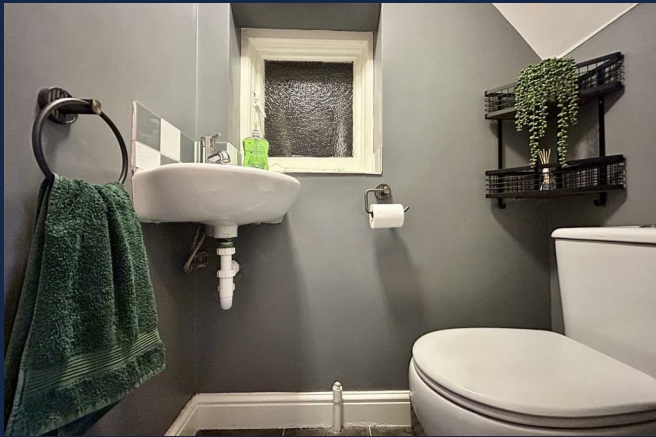












#### Approach

Via tarmacadam driveway with block paved borders, stone chipping area, hedges giving access to front door and garage.

#### Entrance porch

Double glazed double opening doors into porch with feature open brick walls, stained glass window, obscured door into entrance hall.

#### Entrance hall

Central heating radiator, under stairs storage cupboard housing meter, stairs to first floor accommodation, door to lounge, kitchen and under stairs w.c.

#### Downstairs w.c.

Obscured window into garage, low level flush w.c., wash hand basin with mixer tap and splashback tiling.

#### Front reception room 13'1" max 10'9" min x 10'9" (4.0 max 3.3 min x 3.3)

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

#### Kitchen 10'5" min 19'4" max x 11'5" max 5'6" min (3.2 min 5.9 max x 3.5 max 1.7 min)

Double glazed window to rear, double glazed door to rear, central heating radiator, wall and base units with square top surface over and splashback tiling to walls, sink with mixer tap and drainer, space for American style fridge freezer, oven, door into reception room and door to utility.





















Reception room 17'4" x 7'10" min 10'9" max (5.3 x 2.4 min 3.3 max)

Double glazed sliding patio door to rear, coving to ceiling, central heating radiator.

Utility 8'2" x 4'7" (2.5 x 1.4)

Feature open brick walls, central heating boiler, work surface, space for white goods, door to garage.

First floor landing

Loft access, double glazed obscured window to side, doors to bedrooms and bathroom.

Bathroom

Double glazed obscured window to rear, central heating radiator, pedestal wash hand basin with mixer tap and splashback tiling, low level flush w.c. and P shaped bath with shower over.

Bedroom one 10'9" min 13'9" max x 10'9" (3.3 min 4.2 max x 3.3)

Double glazed bay window to front, central heating radiator.

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

Double glazed window to rear, central heating radiator.

Bedroom three 6'2" x 5'10" (1.9 x 1.8)

Double glazed window to front, central heating radiator.

Garage/store 16'0" x 5'2" min 7'10" max (4.9 x 1.6 min 2.4 max)

Roller shutter electric door and power.

Agents Note clients must ensure that the garage is fit for their own purpose.

Garden

Decking with balustrade patio area with slabbed pathway down to the rear patio area with shed and lawn with mature plants and shrubs.

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 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 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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