

Grove.

FIND YOUR HOME



29 Frankley Avenue
Halesowen,
West Midlands
B62 0EA

Offers In Excess Of £450,000



A truly impressive extended 4 Bedroomed semi detached family home. Thoughtfully updated and modernised by the current owners this impressive property finds itself well placed for highly desirable local schools, local shops and amenities, and in close proximity to good transport links and motor links.

The layout in brief comprises of Entrance porch, hallway, ground floor WC, a cosy front reception room, a well appointed open plan breakfast kitchen and dining area with French doors leading out rear, and a Utility area with internal access into garage. Heading up to the first floor is a pleasant landing three good sized double bedrooms, a separate WC, and the house bathroom. To the top floor is a small landing which leads into the main bedroom. The main bedrooms boasts ample space and garden views whilst feeding nicely through to the dressing area/ walk in wardrobe and an en-suite shower room.

Externally the property offers ample off road parking for up to 4 vehicles and garage access. At the rear of the property is a mature landscaped garden with paved seating near to property, mature borders, and the added benefit of a further paved seating area at the base of the garden. AF 12/11/25 V1 EPC D







Approach

Via tarmac driveway with block paved edging, brick wall and railings, parking for numerous vehicles, access to garage, entrance into porch.

Porch

Double glazed composite front door with double glazed windows to either side, ceiling spotlights, double glazed door into entrance hallway.

Entrance hall

Ceiling light point, stairs to first floor accommodation, central heating radiator, wooden flooring, under stairs storage, access to ground floor w.c.

Ground floor w.c.

Ceiling spotlights, extractor, half tiled walls, central heating radiator, low level w.c., wash hand basin, wooden flooring, coat hanging area.

Living room 10'5" x 16'0" into bay (3.2 x 4.9 into bay)

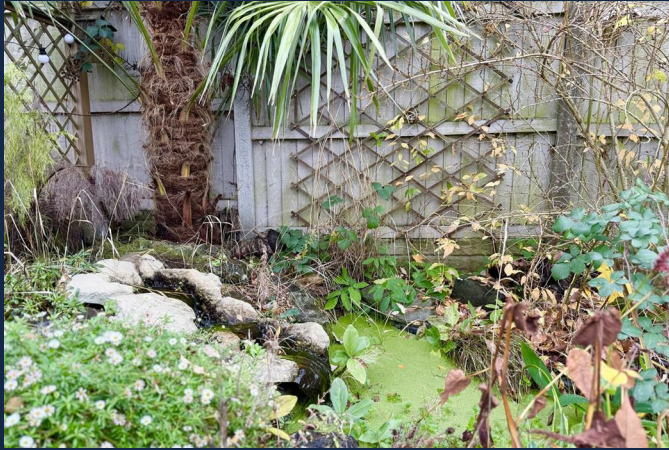
Double glazed bay window, central heating radiator, ceiling light point with remote control, feature gas fire place with oak surround and hearth, wooden flooring.











Kitchen diner 10'9" min 22'3" max x 9'2" min 25'11" max (3.3 min 6.8 max x 2.8 min 7.9 max)

Double glazed patio door to rear garden in dining area, double glazed windows to either side, breakfast bar seating area, ceiling light point, central heating radiator, feature multi fuel burner, oak surround and tiled hearth, tiled flooring. The kitchen area has double glazed window to rear, ceiling spotlights, range of wall and base units with wood work surface, one and a half bowl sink and drainer, tiled splashbacks, space for Range Master, extractor, under lighting to cabinets, built in fridge and dishwasher, double glazed door to utility.

Utility 5'10" x 9'2" (1.8 x 2.8)

Double glazed window to rear, obscured double glazed door to rear garden, wall and base units, sink with drainer, stone effect work top, tiled splashbacks, ceiling light point, central heating radiator, space for white goods, tiled flooring, further double glazed door to garage.

Garage 15'8" x 7'10" (4.8 x 2.4)

Split door to front, ceiling lighting, power, central heating boiler.

First floor accommodation

Double glazed obscured window to side, ceiling light point, access to loft conversion.

Separate w.c.

Double glazed obscured window to front, extractor, ceiling light point, w.c., wash hand basin, half tiled walling, wooden flooring.

House bathroom

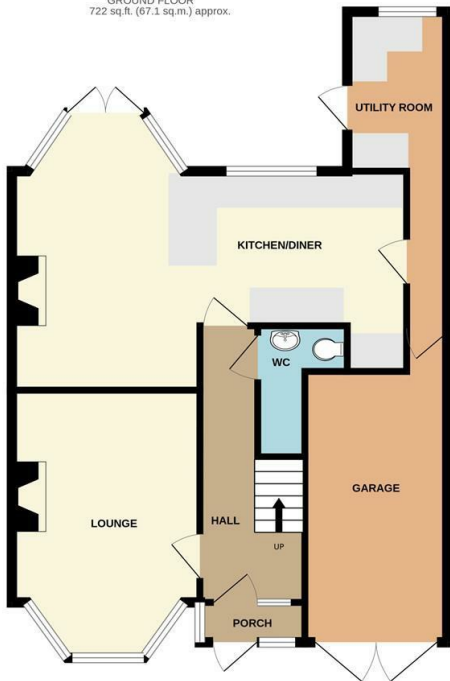
Obscured double glazed window to front, tiling to walls, ceiling lighting, bath with shower over, wash hand basin with vanity unit, central heating towel radiator, tiled flooring.

Bedroom two 10'5" x 16'0" into bay (3.2 x 4.9 into bay)

Double glazed bay window to front, central heating radiator, ceiling lighting, picture rail, recess to either side of chimney breast, decorative fireplace.



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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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Bedroom three 10'5" x 16'0" into bay (3.2 x 4.9 into bay)

Double glazed bay window to rear, ceiling lighting, picture rail, central heating radiator, built in wardrobes.

Bedroom four 11'1" x 9'2" (3.4 x 2.8)

Ceiling light point, loft access hatch, picture rail, central heating radiator, wooden flooring.

Loft conversion access

Double glazed obscured window, ceiling spotlights.

Master bedroom 10'9" x 13'1" (3.3 x 4.0)

Double glazed windows to rear, ceiling spotlights, central heating radiator, access to en-suite shower room and dressing room.

En-suite shower room

Double glazed obscured window to rear, ceiling spotlights, extractor, tiled walls, tiled flooring, shower basin with twin attachments, low level flush w.c., wash hand basin with vanity unit, central heating radiator.

Dressing room 13'9" x 7'6" (4.2 x 2.3)

Ceiling spotlights, velux window, storage to eaves and power.

Rear garden

Paved good sized seating area, concrete barbecue, railway sleeper steps leading to main lawn with mature borders, further paved area housing composite shed, feature pond, further sleeper steps to a patio seating area being edged with bamboo.

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 D

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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