

Grove.

FIND YOUR HOME



12 Margaret Avenue
Halesowen,
West Midlands
B63 4BX

Offers In The Region Of £185,000



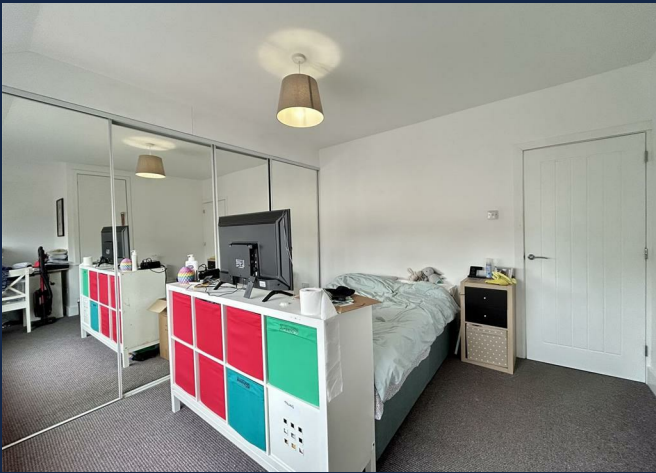
Charming Terraced Home on Margaret Avenue, Halesowen

Located near the popular Stourbridge Road, this terraced home on Margaret Avenue offers an excellent opportunity for first-time buyers looking to settle into a convenient and well-connected area. The property enjoys a prime position within walking distance of everyday essentials, including a Tesco Express, cafés, takeaways, and welcoming local pubs. Larger supermarkets such as Asda and Aldi are just a short drive away, ensuring all shopping needs are easily met. For outdoor lovers, the scenic Haden Hill Park and The Leasowes provide beautiful green spaces for walking, relaxing, or family outings.

The home itself benefits from off-road parking at the front and a path leading to the entrance. Inside, a welcoming entrance hall opens into a spacious reception room. The modern kitchen is accessed via the living room and offers storage and access into a w.c.. Upstairs, the property features two well-proportioned bedrooms, including a master bedroom with fitted wardrobes. The family bathroom is also located on the first floor. The garden is tiered with a variation of lawn and patio.

This well-positioned home on Margaret Avenue is a perfect choice for first-time buyers or even those looking for a strong rental investment. With its practical layout, attractive outlook, and close proximity to schools. JH 08/04/2026 EPC=D







Approach

Via stone chipping driveway, slabbed path to the double glazed front door into the entrance hall.

Entrance hall

Central heating radiator, stairs to first floor accommodation, door into the reception room.

Reception room 11'5" x 11'5" min 12'9" max (3.5 x 3.5 min 3.9 max)

Double glazed window to front, central heating radiator, coving to ceiling, fitted cupboards and a door to the under stairs storage housing fuse box, gas meter and electric meter, further door leads into the kitchen.

Kitchen 9'2" x 9'10" (2.8 x 3.0)

Double glazed window to rear, central heating radiator, wall and base units with wood effect surface over, splashbacks to walls, integrated double oven, sink with mixer tap and drainer, gas hob, space for a fridge freezer and space for washing machine, door way into the rear hall and door into the storage cupboard housing the central heating boiler.

Rear hall

Double glazed obscured door to rear garden, door into the downstairs w.c.

Downstairs w.c.

Double glazed window to rear, central heating radiator, low level flush w.c.



First floor landing

Double glazed window to side, doors into the bathroom and two bedrooms.

Bathroom

Double glazed obscured window to rear, central heating radiator, w.c., pedestal wash hand basin with mixer tap, bath with monsoon head over.

Bedroom one 10'9" excluding wardrobe x 11'5" (3.3 excluding wardrobe x 3.5)

Double glazed obscured window to front and further double glazed window to front, central heating radiator, built in wardrobes with sliding mirrored doors and airing cupboard.

Bedroom two 9'6" x 9'10" max 8'10" min (2.9 x 3.0 max 2.7 min)

Double glazed window to rear, central heating radiator, loft access.

Rear garden

Having slabbed patio area with slabbed steps to wood

chipping area and lawn beyond, access to the side with space for shed.

AGENTS NOTE: Clients must be aware that the neighbouring property has right of way over the garden.

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.

GROUND FLOOR



1ST FLOOR



17 MARGARET AVENUE, HALESOWEN, B63 4BK

While every attempt has been made to ensure the accuracy of the Reception contained here, measurements of floor, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Hectagis 5/2016

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