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2 Witley Avenue
Halesowen,
West Midlands
B63 4DN

Offers In Excess Of £315,000



A Spacious Family Home on Witley Avenue, Halesowen

Nestled in the heart of Halesowen, this extended semi-detached property on Witley Avenue offers an ideal living space for growing families. Set in a friendly and well-connected neighbourhood, the home provides a peaceful suburban atmosphere while remaining close to a range of local amenities, reputable schools, and green open spaces. It's perfectly positioned for those seeking a balance between tranquillity and convenience.

The property itself boasts a versatile layout, featuring two reception rooms, a well-appointed kitchen, and a spacious utility/dining area. A bright conservatory adds extra living space, while a convenient downstairs W.C. enhances functionality for busy family life. Upstairs, you'll find three comfortable bedrooms along with a generous family bathroom complete with both a shower and a bath—ideal for modern family routines. Outside, the garden has been thoughtfully designed with natural stone paving, a neat lawn, and ample space for sheds or additional storage. It's a great spot for entertaining, relaxing, or watching children play in a safe and secure environment.

In summary, this charming semi-detached home on Witley Avenue presents a fantastic opportunity to create a warm, welcoming space where lasting memories can be made. JH 6/10/2025 V2







Approach

Via block paved and tarmacadam driveway leading to double opening gates into courtyard and double glazed door to porch.

Porch

Feature open brick arch, double glazed obscured window and doors into entrance hall.

Entrance hall

Under stairs storage housing one of the meters, dado rail, central heating radiator, stairs to first floor accommodation, door into downstairs w.c., two reception rooms and kitchen.

Downstairs w.c.

Further meter, double glazed obscured window to side, low level flush w.c., wash hand basin with mixer tap, splashback tiling, fuse box, vertical central heating towel rail.

Front reception room 10'9" min 13'1" max into bay x 9'10" min 10'9" max (3.3 min 4.0 max into bay x 3.0 min 3.3 max)
Double glazed bay window to front, vertical central heating radiator, electric fire with surround.

Second reception room 8'10" min 11'1" max x 11'1" (2.7 min 3.4 max x 3.4)

Double glazed double opening French doors to conservatory, central heating radiator, feature log burner.

Conservatory 7'6" x 8'10" (2.3 x 2.7)

Double glazed double opening French doors to rear, double glazed windows to the rear, central heating radiator.











Kitchen 19'0" x 8'2" max 6'6" min (5.8 x 2.5 max 2.0 min)

Double glazed window to side, double glazed obscured window to conservatory, double opening French doors to rear garden, wall and base units with roll top work surface over, splashback tiling to walls, sink with mixer tap and drainer, hob, extractor fan over, space for slim line dishwasher, space for fridge freezer, NEFF double oven, including a slide and hide pyrolytic oven and microwave oven, cupboard housing central heating boiler (serviced 16th July 2025), doorway to utility.

Utility/Diner 5'10" min 7'2" max x 22'3" (1.8 min 2.2 max x 6.8)

Stable double glazed obscured door to front courtyard area, double glazed French doors to rear, high gloss wall and base units with square work surface over, splashbacks, space for washing machine, space for tumble dryer, space for under counter fridge and freezer, space for a dining table, vertical central heating radiator.

Courtyard area

Tap and outdoor socket.

First floor landing

Double glazed obscured window to side, loft access with ladder and skylight window, doors radiating to three bedrooms and bathroom.

Bathroom

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

Bedroom one 13'9" into bay 10'9" min x 7'6" min 10'2" max (4.2 into bay 3.3 min x 2.3 min 3.1 max)

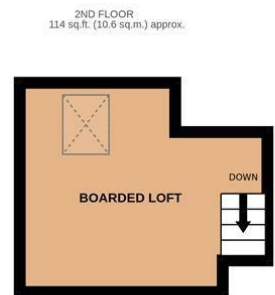
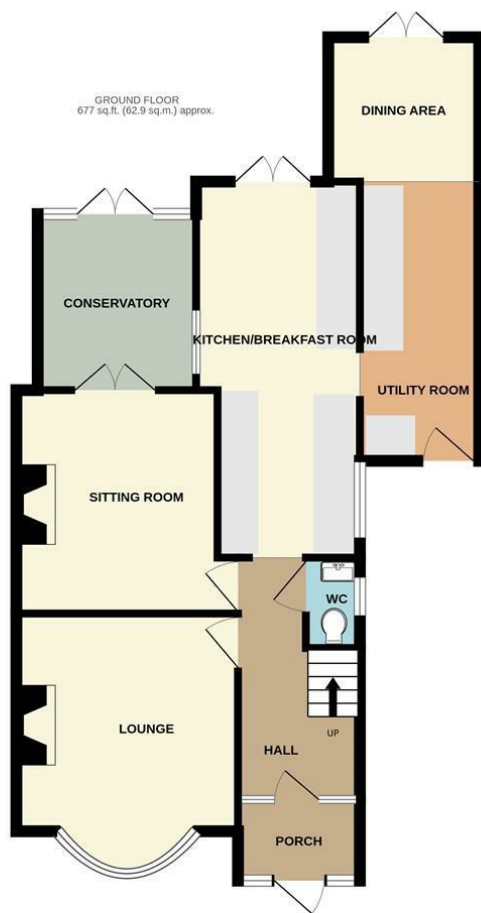
Double glazed bay window to front, central heating radiator, picture rail and fitted wardrobes.

Bedroom two 8'10" x 11'1" (2.7 x 3.4)

Double glazed window to rear, central heating radiator, fitted wardrobes.







TOTAL FLOOR AREA : 1175 sq.ft. (109.2 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 8'2" x 6'6" (2.5 x 2.0)
Double glazed window to front, central heating radiator, fitted shelving.

Rear garden
Natural stone patio area with raised natural stone beds, lawn with picket fencing, part galvanised steel fencing, summerhouse with power, space for sheds.

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.

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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

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