

Grove.

FIND YOUR HOME



27 Beech Avenue
Halesowen,
West Midlands
B62 8LE

Offers In The Region Of £220,000



On Beech Avenue in Halesowen, this charming end-terrace home presents an excellent opportunity for first-time buyers looking to step onto the property ladder. Situated within a friendly and well-established neighbourhood, the property enjoys convenient access to local amenities, reputable schools, and nearby parks, making it ideal for those seeking a community-focused lifestyle.

The property benefits from a driveway to the front, leading to the entrance hall, which provides access to the first floor and the reception room. The welcoming reception room features a front-facing window and an attractive feature fireplace, creating a warm and inviting living space. To the rear of the property is a stylish kitchen overlooking the garden, thoughtfully designed and characterful exposed brick features, offering both practicality and charm. Upstairs, the property comprises three well-proportioned bedrooms alongside a family bathroom. Externally, the rear garden is designed for easy maintenance and provides access to a detached garage, conveniently reached via Beechfield Close.

Offering plenty of potential and a desirable location, this delightful home is not to be missed. Arrange a viewing today and discover all it has to offer. JH 22/05/2026 EPC=E





Approach

Via tarmacadam driveway with block paved and stone chipping borders and fence to the front, double glazed obscured door into entrance hall.

Entrance hall

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

Reception room 12'9" min 13'9" max x 12'1" (3.9 min 4.2 max x 3.7)

Double glazed window to front, central heating radiator, feature fireplace with wooden surround and door into the kitchen.

Kitchen 11'1" x 15'8" min 17'0" max (3.4 x 4.8 min 5.2 max)

Double glazed window to rear, double glazed obscured door to rear, vertical central heating radiator, matching wall and base units with square top oak surface over, one and half bowl sink with mixer tap and drainer, space for fridge freezer, washing machine and tumble dryer, integrated oven, hob, extractor, fuse box and central heating boiler, open brick feature wall and door to under stairs storage.

First floor landing

Loft access, doors to bedrooms and bathroom.

Bedroom one 11'5" x 10'5" (3.5 x 3.2)

Double glazed window to rear, central heating radiator.







Bedroom two 12'5" x 9'6" (3.8 x 2.9)

Double glazed window to the front, central heating radiator.

Bedroom three 9'2" x 7'6" (2.8 x 2.3)

Double glazed window to front, central heating radiator.

AGENTS NOTE: Clients must be aware of the limited space in this room due to the stair bulk head.

Bathroom

Double glazed obscured window, central heating radiator, bath, shower, low level flush w.c. and pedestal wash hand basin.

Rear garden

Slabbed pathway to the detached garage, shed and stone chipping area.

Garage

Electric roller shutter door, window to the front, door to garden and power.

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 B

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.

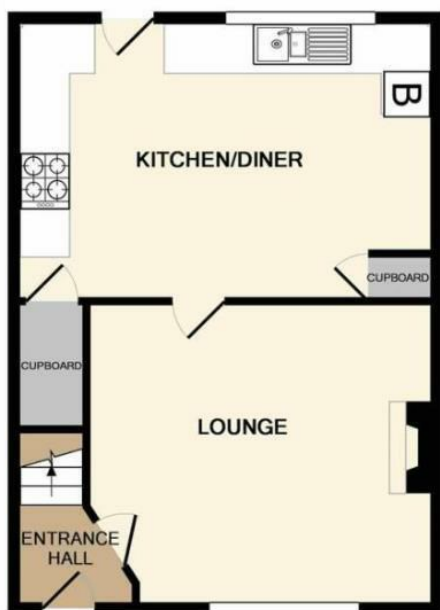
Referral Fees

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.

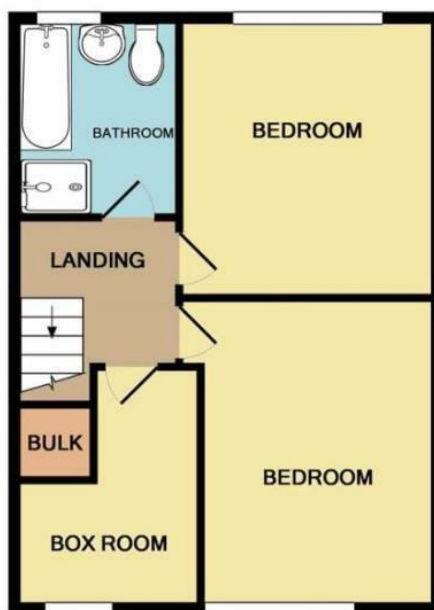
We can also confirm that if we have provided your details to Infinity Financial Advice who we are confident are well placed to provide you with the very best possible advice relevant to your borrowing requirements. You should be aware that we receive a referral fee from Infinity for recommending their

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

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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