

Grove.

FIND YOUR HOME



20 Witley Avenue
Halesowen,
West Midlands
B63 4DW

Auction Guide £190,000



Being sold via modern method of sale. Situated on the sought-after Witley Avenue in Halesowen, this semi-detached home presents an excellent opportunity for both investors and families looking to add their personal touch. The current owners have already undertaken part of the renovation work - making it ideal for those who want to customise their living space without starting from scratch.

Conveniently located just off the Stourbridge Road, the property benefits from excellent access to local amenities, transport links, and nearby parks, making it a practical choice for modern living. The exterior features a stone chipping frontage with gated access leading through to a well-sized garden.

Inside, the home comprises an entrance hall leading to two reception rooms, one of which is open-plan with the kitchen, providing a sociable and functional space that opens directly onto the rear garden. There is also a useful under stairs storage cupboard. Upstairs, the property offers three bedrooms and a family bathroom, creating a comfortable layout suitable for a range of lifestyles. The rear garden is laid to lawn, offering a blank canvas for landscaping or outdoor entertaining.

With its versatile layout, scope for further improvement, and convenient location, this semi-detached property on Witley Avenue is a fantastic opportunity to create a stylish and welcoming family home. JH 23/1/2026 V4 EPC=G







Approach

Via stone chipping frontage offering parking with slabbed pathway to front porch with feature open brick arch, obscured stained glass door and window to entrance hall.

Entrance hall

Central heating radiator, under stairs storage cupboard housing fuse box and meters, double glazed obscured window to side, doors to two reception rooms, stairs to first floor accommodation.

Reception room 10'9" min x 9'10" min 10'9" max (3.3 min x 3.0 min 3.3 max)

Double glazed bay window to front, central heating radiator, feature fireplace.

Kitchen/rear reception area 17'4"ax 8'6" min x 11'1" (5.3max 2.6 min x 3.4)

Rear reception area

Double glazed window to rear, double glazed window to side, central heating radiator, feature fireplace.

Kitchen area

Wall and base units with roll top work surface over, space for white goods, sink with mixer tap and drainer, central heating boiler, single glazed door to rear garden.

First floor landing

Double glazed obscured window to side, loft access, doors to shower room and bedrooms.







GROUND FLOOR



1ST FLOOR



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 one 13'9" max 10'9" min x 9'10" max 8'10" min (4.2 max 3.3 min x 3.0 max 2.7 min)
Double glazed bay window to front, central heating radiator.

Bedroom two 11'1" x 9'10" max 8'10" min (3.4 x 3.0 max 2.7 min)
Double glazed window to rear, central heating radiator.

Bedroom three 6'6" x 6'10" (2.0 x 2.1)
Window to front, central heating radiator.

Shower room
Double glazed obscured window to rear, vertical central heating towel rail, vanity style wash hand basin with mixer tap, low level flush w.c., electric shower, complementary tiling to walls.

Rear garden
Patio area, side access to front via double opening gates and lawn.

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 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.

Auction

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, however from the date the Draft Contract is received by the buyers solicitor, the buyer is given 56 days in which to complete the transaction, with the aim being to exchange contracts within the first 28 days. Allowing the additional time to exchange on the property means

interested parties can proceed with traditional residential finance. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to make payment of a non-refundable Reservation Fee of 4.5% to a minimum of £6,600.00 including VAT 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600.00 including VAT. which secures the transaction and takes the property off the market. Fees paid to the Auctioneer may be considered as part of the chargeable consideration for the property and be included in the calculation for stamp duty liability. Further clarification on this must be sought from your legal representative. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Buyer Information Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and reserve price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by West Midlands Property Auction powered by IAM Sold.

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