

Grove.

FIND YOUR HOME



10 Stennels Avenue
Halesowen,
West Midlands
B62 8QJ

Offers Over £425,000



On Stennels Avenue, Halesowen, this immaculately presented semi-detached home offers an excellent opportunity for growing families. With plenty of outdoor space and multiple reception rooms, this is not one to be missed. The Lapal area of Halesowen is known for its community atmosphere and excellent local amenities, including shops, schools and parks, all within easy reach. This location offers a wonderful balance of suburban tranquillity and accessibility to nearby urban centres.

The property itself offers a driveway to the front, with access into the property via the extended porch. The porch leads directly into the entrance hall at the heart of the home, with stairs to the first floor, doors into two reception rooms and the kitchen. Side access from the garage to the garden can also access the kitchen and w.c.. Upstairs are three bedrooms and a family bathroom. The garden is particularly impressive, being landscaped with patio, stone chipping paths and lawns bordered by a variety of mature shrubs.

Whether you are looking to settle down in a family-friendly area or seeking a comfortable home with room to grow, this property on Stennels Avenue presents an excellent opportunity. Do not miss the chance to make this charming house your new home. JH 18/06/2026 EPC=D







Approch

Via block paved driveway with raised beds with a variety of shrubs, block paved step up to double glazed French doors into entrance porch.

Entrance porch

Fitted cupboard housing the fuse box, double glazed obscured door into entrance hall.

Entrance hall

Door into under stairs pantry/storage cupboard, central heating radiator, stairs to first floor accommodation, coving to ceiling, doors into two reception rooms and kitchen.

Front reception room/dining room 12'9" min 15'1" max x 13'1" max 12'1" min (3.9 min 4.6 max x 4.0 max 3.7 min)

Double glazed bay window to front, central heating radiator, coving to ceiling, ceiling rose and feature electric fire with surround.

Rear reception room 10'5" min 11'5" max x 12'5" min 15'5" max (3.2 min 3.5 max x 3.8 min 4.7 max)

Double glazed bay window to rear, double glazed French doors, central heating radiator, coving to ceiling, feature gas fire with solid wood surround.









Kitchen 9'2" x 12'1" (2.8 x 3.7)

Double glazed window to rear, central heating radiator, coving to ceiling, wall and base units with wood effect surface over, one and a half bowl sink with mixer tap and drainer, integrated double oven, hob and extractor over, integrated dishwasher, door to side passage/rear hall.

Side passage

Double glazed door to the rear, central heating radiator, door into downstairs w.c. and garage.

Downstairs w.c.

Wash hand basin, low level flush w.c., central heating radiator.

Garage

Double opening doors to front and houses the central heating boiler and gas meter, work surface with one and a half bowl sink with mixer tap and drainer, space for half height fridge, washing machine and tumble dryer.

First floor landing

Loft access, double glazed obscured window to side, fitted storage cupboard, doors to three bedrooms and shower room.

Shower room

Double glazed obscured window to rear, central heating radiator, vertical central heating towel radiator, vanity set with low level flush w.c., wash hand basin with mixer tap and corner shower.

Bedroom one 10'9" x 12'5" (3.3 x 3.8)

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

Bedroom two 10'5" max 9'2" min x 16'8" max 12'9" min (3.2 max 2.8 min x 5.1 max 3.9 min)

Double glazed bay window to front, central heating radiator, coving to ceiling, fitted wardrobes.

Bedroom three 8'2" x 8'2" (2.5 x 2.5)

Double glazed window to front, central heating radiator, built in wardrobes, coving to ceiling.

Rear garden

Block paved patio area, raised decked area, lawn with block paved border and a variety of mature shrubs, stone chipping pathway to second section with lawn and having plant borders and shed to the rear.

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 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 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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