Grove.

FIND YOUR HOME

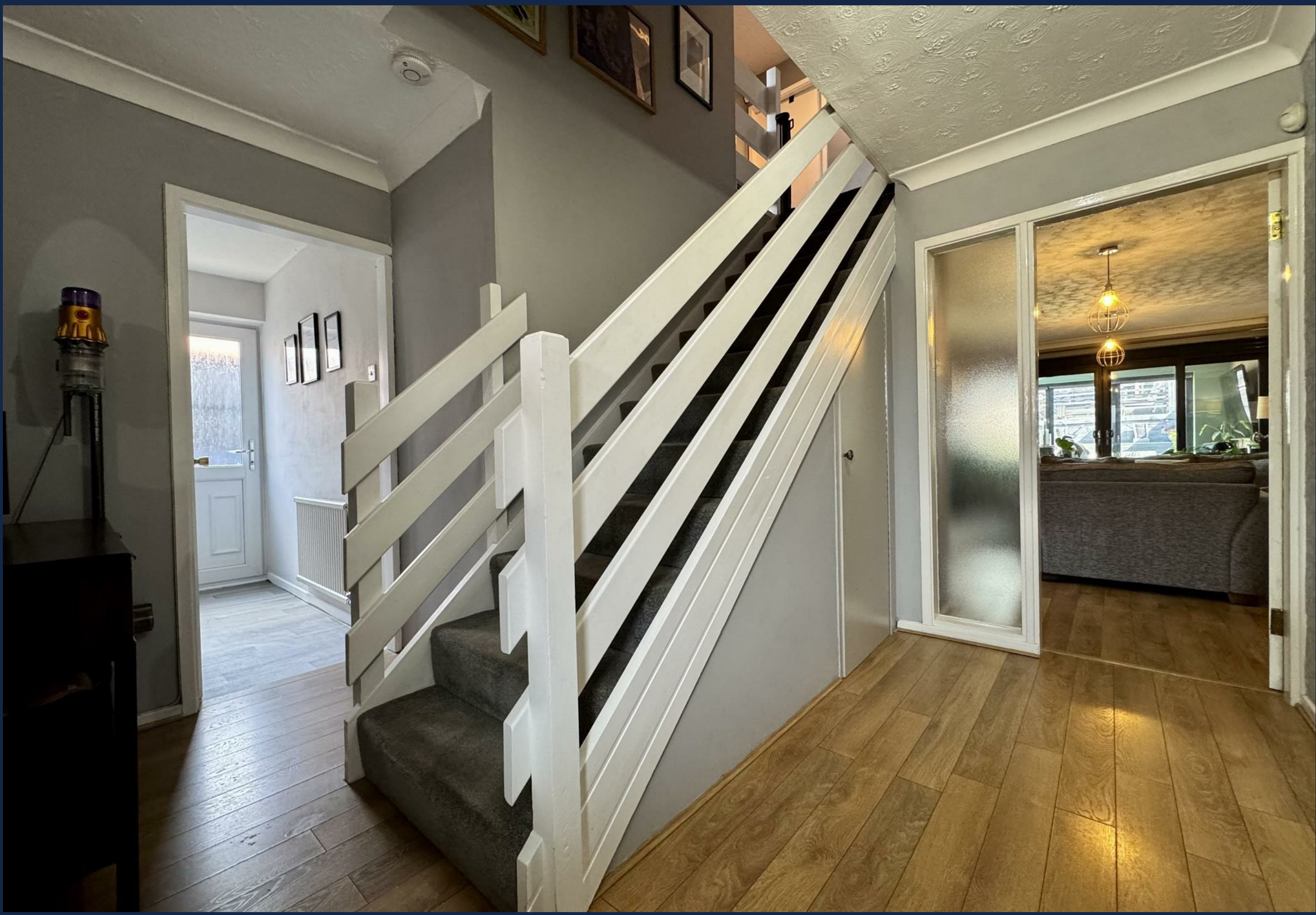
138 Hamilton Avenue

Halesowen,

West Midlands

B62 8SJ

Offers In The Region Of £550,000



On Hamilton Avenue in Halesowen, this extended detached home offers four generously sized bedrooms, an enviable position within the sought after Abbeyfields neighbourhood and excellent access to Halesowen Town and Leasowes Park. The property also boasts a spacious and versatile layout, ideal for modern family living.

The property benefits from a Bosch Wave controlled heating system, which can be controlled remotely via an app. Externally the property has driveway and lawned frontage, with access to both the garage and the home via the front door. Internally, an entrance hall provides access to the main reception room, utility and downstairs w.c. The lounge sits at the heart of the home, with double opening doors leading through to the impressive open plan kitchen and dining area. The kitchen features a central island, integrated appliances and bifold style doors opening onto the rear garden, creating a bright and sociable space. Upstairs, there are four well proportioned bedrooms and a family bathroom. Outside, the tiered garden wraps around the side of the property and offers a variety of spaces for entertaining, relaxing and enjoying the outdoors.

With its generous accommodation, excellent entertaining space and desirable Halesowen location, this property presents a fantastic opportunity for families looking to make their next move. JH 02/09/2026

Approach
Via a tarmacadam driveway and lawn with stone chipping bed and slabbed frontage leading to double glazed obscured front door leading into entrance hall.

Entrance hall
Two double glazed windows to the front, central heating radiator, stairs to first floor accommodation, under stairs storage cupboard and doors into the downstairs w.c., utility and lounge.

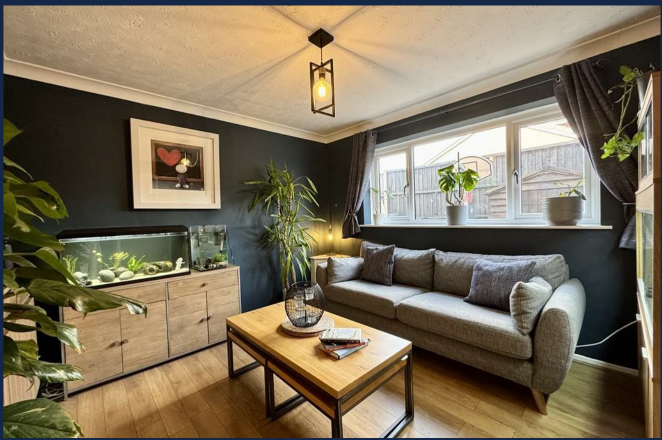
Utility 7'6" x 4'11" (2.3 x 1.5)
Double glazed obscured window to the side, double glazed obscured door to the side, space for washing machine and tumble dryer, wall and base units with wood effect surface over, central heating radiator.

Downstairs w.c.
Double glazed obscured window to front, vertical central heating towel rail, low level flush w.c., pedestal wash hand basin with mixer tap, central heating boiler.

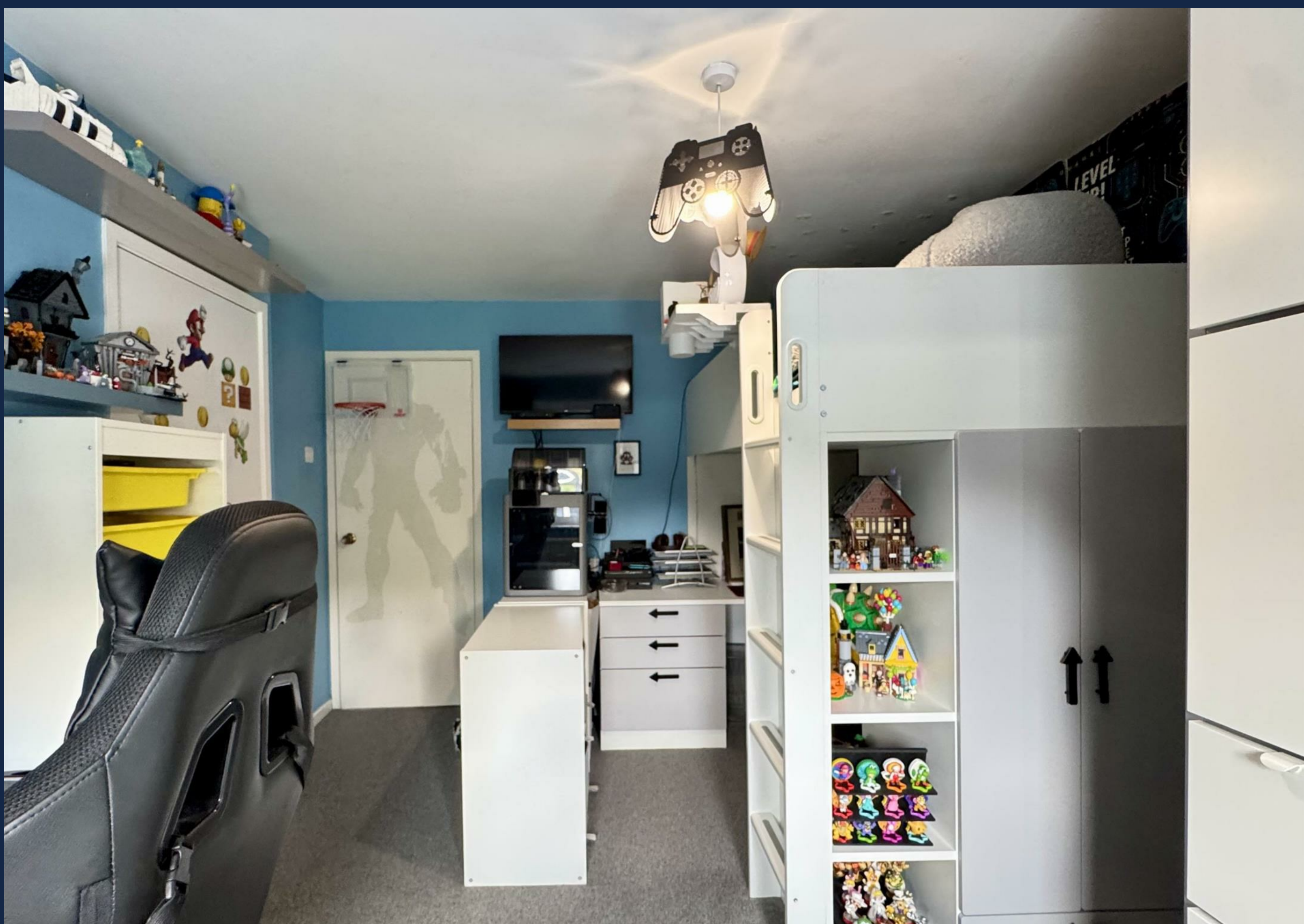
Lounge 19'8" x 11'9" max 10'5" min (6.0 x 3.6 max 3.2 min)
Double glazed sliding doors into the open plan living/kitchen area, central heating radiator, coving to ceiling, feature fire, arched double opening glass doors into the dining room.

Dining room 12'1" x 10'5" (3.7 x 3.2)
Double glazed window to the side, central heating radiator, coving to ceiling, door into the kitchen/living area.






LEVEL UP!
EAT SLEEP GAME REPEAT
LEVEL UP!



Kitchen/living area 8'6" min 22'3" max x 18'8" max 9'10" min (2.6 min 6.8 max x 5.7 max 3.0 min)
Double glazed window to side, double glazed bifold style doors to the rear, orangery style lantern roof, two central heating radiators, matching wall and base units with square top surface over, space for American fridge freezer, space for wine cooler, one and a half bowl sink with Qettle tap, integrated dishwasher, hob, extractor and integrated double oven, centre island with work surface over, inset ceiling spotlights.

First floor landing
Airing cupboard, doors into four bedrooms and bathroom.

Bedroom one 10'9" x 13'1" (3.3 x 4.0)
Double glazed window to rear, central heating radiator, built in wardrobes, door to en-suite.

En-suite
Double glazed obscured window to side, central heating radiator, vanity style wash hand basin with mixer tap, low level flush w.c., shower with monsoon head over.

Bedroom two 9'6" x 13'1" (2.9 x 4.0)
Double glazed window to rear, central heating radiator.

Bedroom three 10'2" x 10'5" (3.1 x 3.2)
Double glazed window to front, central heating radiator, built in storage.

Bedroom four 10'5" x 8'6" (3.2 x 2.6)
Double glazed window to front, central heating radiator.

Bathroom
Double glazed obscured window to side, central heating radiator, pedestal wash hand basin with mixer tap, w.c. and bath with mixer tap.

Rear garden
Slabbed patio area, raised stone chipping area with an astro turf and decking area with raised beds.

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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Garage 15'8" x 17'4" (4.8 x 5.3)
Up and over garage door, double glazed obscured door to the rear and houses the boiler.

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.